

FINAL LAND DEVELOPMENT PLANS

FOR: ALLENTOWN FLEX CENTER DEVELOPMENT

SITUATED IN:
1024 N. BRADFORD STREET
WARD 15
ALLENTOWN, PA 18109
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

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

SITE DATA
TOTAL LOT AREA: 13.648 AC.
PROPERTY ADDRESS: 1024 NORTH BRADFORD STREET
WARD: 15
PROPERTY ID: 640758248221 1; 640758158799 1; 640759318024 1
DOCUMENT ID: 7326903

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

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

INTENDED USE
INDUSTRIAL - WAREHOUSE

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

| | REQUIRED | PROPOSED |
|--|----------------------|------------|
| MINIMUM LOT AREA: | 4,000 sq. ft. | 598,514 SF |
| MINIMUM LOT WIDTH: | 40' (45' CORNER LOT) | 557' |
| MAXIMUM BUILDING HEIGHT: | 50' | <50' |
| MAXIMUM IMPERVIOUS COVERAGE: | 70% | 54.5% * |
| NET BUILDABLE SITE AREA OF 13.648 ACRES | | |
| * PERCENTAGE CALCULATED BASED ON NET BUILDABLE SITE AREA | | |

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

- GENERAL NOTES:**
- ALL PARKING SYMBOLS AND LEGENDS SHALL BE OF WHITE THERMOPLASTIC PAINT.
 - ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF ALLENTOWN STANDARDS AND SPECIFICATIONS.
 - ALL CITY PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - WATER QUALITY DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED AND MAINTAINED BY THE OWNER. IN THE EVENT THAT THE RECORD OWNER(S) FAILS TO PROPERLY MAINTAIN THE FACILITIES WHICH ARE THE RESPONSIBILITY OF THE RECORDED OWNER(S), AFTER NOTIFICATION TO SAID OWNER(S) BY THE CITY, THE CITY IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH MAINTENANCE FROM THE RECORDED OWNER(S). IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST OF MAINTENANCE, THE CITY SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST THE RECORDED OWNER(S) AND THEREFORE TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE HOME RULE CHARTER.
 - OWNER IS REQUIRED TO PERIODICALLY INSPECT AND MAINTAIN THE ON-SITE STORMWATER FACILITIES, PRIMARILY THE BMP DEVICES, AND MAINTAIN A LOG DOCUMENTING WHEN SUCH DEVICES WERE INSPECTED AND WHEN MAINTENANCE ACTIVITIES HAD BEEN PERFORMED, INCLUDING SUCH ITEMS AS AMOUNT OF MATERIAL REMOVED FROM A GIVEN BMP DEVICE. THIS LOG SHALL BE MADE AVAILABLE TO THE CITY DURING A POST STORMWATER INSPECTION.
 - ALL STORM SEWER COLLECTION SYSTEM PIPING SHALL HAVE WATER TIGHT JOINTS CONFORMING TO THE LATEST OR SUPERSESSION OF ASTM C351, C443, C577, C1628, C1896, D3212, AND OTHERS AS APPROVED BY THE CITY ENGINEER.
 - THE DEVELOPER SHALL COMPLY WITH THE STIPULATIONS OF THE CITY OF ALLENTOWN CODIFIED ORDINANCE NO. 14476 (ACT 167).
 - RUNOFF FROM ALL ON-SITE IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE PUBLIC SANITARY SEWER, ACROSS THE SIDEWALK AREA WITHIN THE PUBLIC RIGHT-OF-WAY OR ONTO ADJOINING PROPERTIES.
 - ALL LATERAL SANITARY SEWER PIPING IS TO BE SCH 40 OR SDR-26 PVC PIPING.
 - THE PLUMBER SHALL UTILIZE ONE OF THE EXISTING WYES TO CONNECT THE SANITARY SEWER LATERAL TO THE EXISTING SANITARY SEWER MAIN.
 - ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA STANDARDS.
 - WORK TO BE PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH THE IBC.
 - A CONNECTION PERMIT FROM THE CITY ENGINEERING BUREAU FOR EACH CONNECTION TO THE PUBLIC STORM SEWER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 - SURVEY CUT SHEETS FOR CURBING AND ALL STORM SEWER TO BE PUBLIC SHALL BE SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION.

VARIANCE NOTES

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

- SECTION 1317.04.E.1 - TO ALLOW FOR MORE THAN 25% DISTURBANCE IN AREAS OF SLOPES AT 25%-35%.
- SECTION 1317.04.E.2 - TO ALLOW FOR DISTURBANCE IN AREAS OF SLOPES AT 35% OR GREATER.

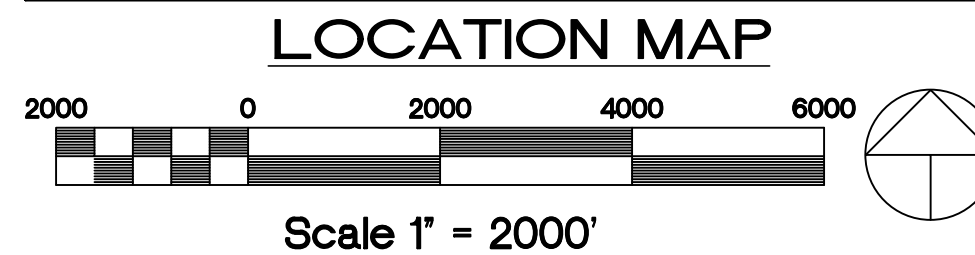
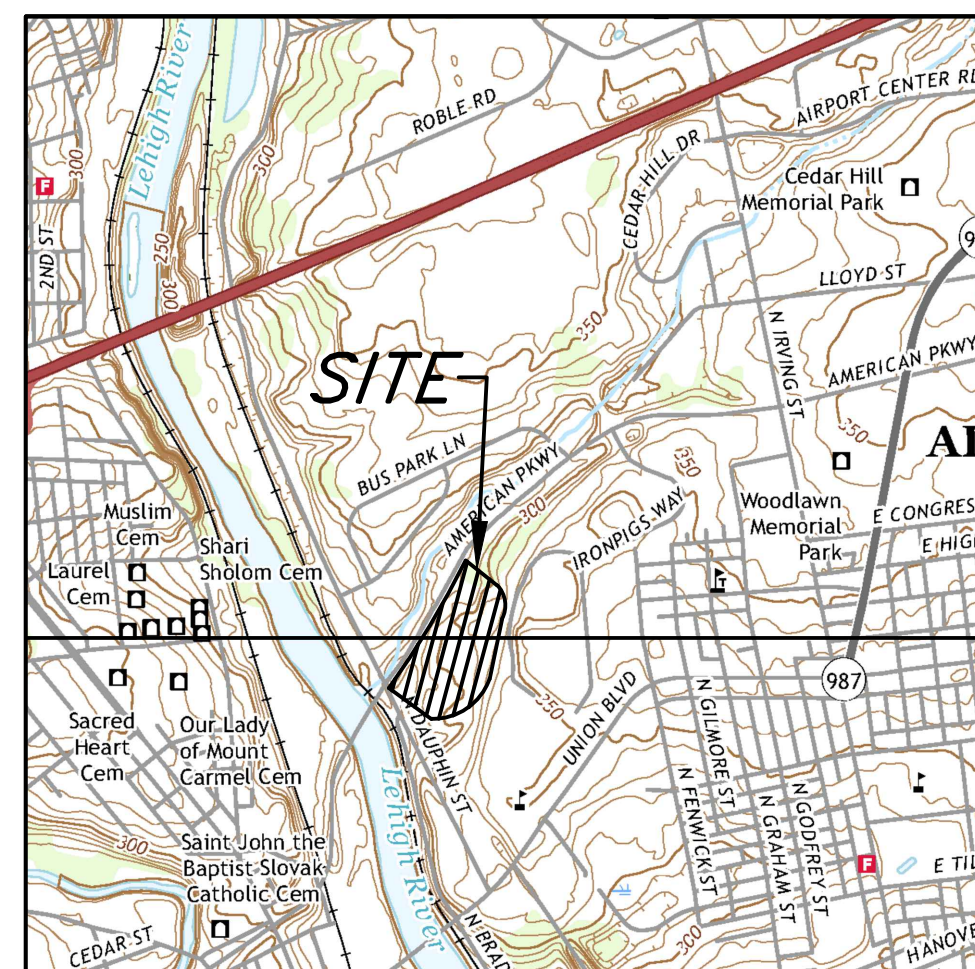
WAIVER NOTES

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

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

REFERENCE PLANS

- TRAFFIC SIGNAL PLANS PREPARED BY OTHERS



| SHEET NUMBER | DWG. NUMBER | LAND DEVELOPMENT PLANS | DATE OF LAST REVISION | TO BE RECORDED |
|-----------------------------|-------------|---|-----------------------|----------------|
| 1 | LD-1 | COVER SHEET | 5-12-23 | X |
| 2 | LD-2 | LOT CONSOLIDATION PLAN | 5-12-23 | X |
| 3 | LD-3 | SITE PLAN | 5-12-23 | X |
| 4 | LD-4 | EXISTING FEATURES PLAN - SOUTH | 5-12-23 | X |
| 5 | LD-5 | EXISTING FEATURES PLAN - NORTH | 5-12-23 | X |
| 6 | LD-6 | GRADING AND UTILITY PLAN - SOUTH | 5-12-23 | X |
| 7 | LD-7 | GRADING AND UTILITY PLAN - NORTH | 5-12-23 | X |
| 8 | LD-8 | SITE DETAILS | 5-12-23 | X |
| 9 | LD-9 | NORTH BRADFORD SIGHT DISTANCE PLAN | 5-12-23 | X |
| 10 | LD-10 | LANDSCAPING PLAN | 5-12-23 | X |
| 11 | LD-11 | LANDSCAPING DETAILS | 5-12-23 | X |
| 12 | LD-12 | LIGHTING PLAN & DETAILS | 5-12-23 | X |
| 13 | LD-13 | STORM SEWER PLAN & PROFILES | 5-12-23 | X |
| 14 | LD-14 | STORM SEWER PLAN & PROFILES | 5-12-23 | X |
| 15 | LD-15 | STORM SEWER PLAN & PROFILES | 5-12-23 | X |
| 16 | LD-16 | STORM SEWER DETAILS | 5-12-23 | X |
| 17 | LD-17 | STORM SEWER DETAILS | 5-12-23 | X |
| 18 | LD-18 | SANITARY SEWER PLAN & PROFILE | 5-12-23 | X |
| 19 | LD-19 | SANITARY SEWER DETAILS | 5-12-23 | X |
| 20 | LD-20 | WATERLINE PLAN & PROFILE - SOUTH | 5-12-23 | X |
| 21 | LD-21 | WATERLINE PLAN & PROFILE - NORTH | 5-12-23 | X |
| 22 | LD-22 | WATERLINE DETAILS | 5-12-23 | X |
| 23 | LD-23 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 1 - SOUTH | 5-12-23 | X |
| 24 | LD-24 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 1 - NORTH | 5-12-23 | X |
| 25 | LD-25 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 2 - SOUTH | 5-12-23 | X |
| 26 | LD-26 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 2 - NORTH | 5-12-23 | X |
| 27 | LD-27 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 3 & 4 - SOUTH | 5-12-23 | X |
| 28 | LD-28 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 3 & 4 - NORTH | 5-12-23 | X |
| 29 | LD-29 | EROSION AND SEDIMENT CONTROL NOTES | 5-12-23 | X |
| 30 | LD-30 | EROSION AND SEDIMENT CONTROL DETAILS | 5-12-23 | X |
| 31 | LD-31 | EROSION AND SEDIMENT CONTROL DETAILS | 5-12-23 | X |
| 32 | LD-32 | EROSION AND SEDIMENT CONTROL DETAILS | 5-12-23 | X |
| STORMWATER MANAGEMENT PLANS | | | | |
| 33 | SWM-1 | PRE-DEVELOPMENT PLAN - SOUTH | 5-12-23 | X |
| 34 | SWM-2 | PRE-DEVELOPMENT PLAN - NORTH | 5-12-23 | X |
| 35 | SWM-3 | POST-DEVELOPMENT PLAN - SOUTH | 5-12-23 | X |
| 36 | SWM-4 | POST-DEVELOPMENT PLAN - NORTH | 5-12-23 | X |
| 37 | SWM-5 | STORM SEWER DRAINAGE AREAS PLAN | 5-12-23 | X |
| TRUCK TURNING PLANS | | | | |
| 46 | TT-1 | TRUCK TURNS - WB-67 | 5-12-23 | X |
| 47 | TT-2 | TRUCK TURNS - EMERGENCY VEHICLE AND REFUSE | 5-12-23 | X |

CERTIFICATION OF OWNER OF RECORD

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

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

OWNERS' SIGNATURES

NOTARIZATION

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

NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

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



REGISTERED SURVEYOR DATE

PLANNING COMMISSION APPROVAL

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

CHAIRMAN DATE

PLANNING DIRECTOR DATE SECRETARY DATE

APPROVED: _____ DATE

CITY ENGINEER DATE

LEHIGH VALLEY PLANNING COMMISSION REVIEW

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

REVIEWER DATE

PROOF OF RECORDING

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

DOCUMENT ID NUMBER _____ ON THE _____ DAY OF _____, 20____

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

WITNESS: _____ RECORDER OF DEEDS

FINAL COVER SHEET

PANY & LENTZ ENGINEERING COMPANY

CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINE

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

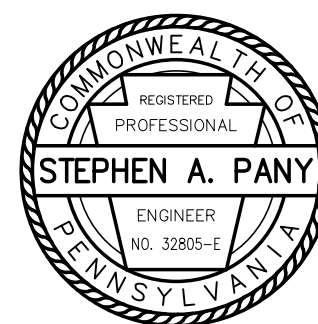
| DESIGNED | DAP |
|-----------|-----------------|
| DRAWN | BMW |
| CHECKED | MFS |
| JOB NO. | 20231339 |
| SCALE | 1" = 50' U.N.O. |
| DATE | JULY 5, 2023 |
| DWG. NO. | LD-1 |
| SHEET NO. | 1 |
| REV. | |
| OF | 47 SHEETS |
| 3 | REV. 3 |

ALLENTOWN FLEX CENTER
DEVELOPMENT
1024 N. BRADFORD STREET
WARD 15
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA
TIGER DEN PARTNERS II, LLC
171 ROUTE 173
SUITE 201
ASBURY, NEW JERSEY 08802

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331960. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

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



ENGINEER'S STATEMENT

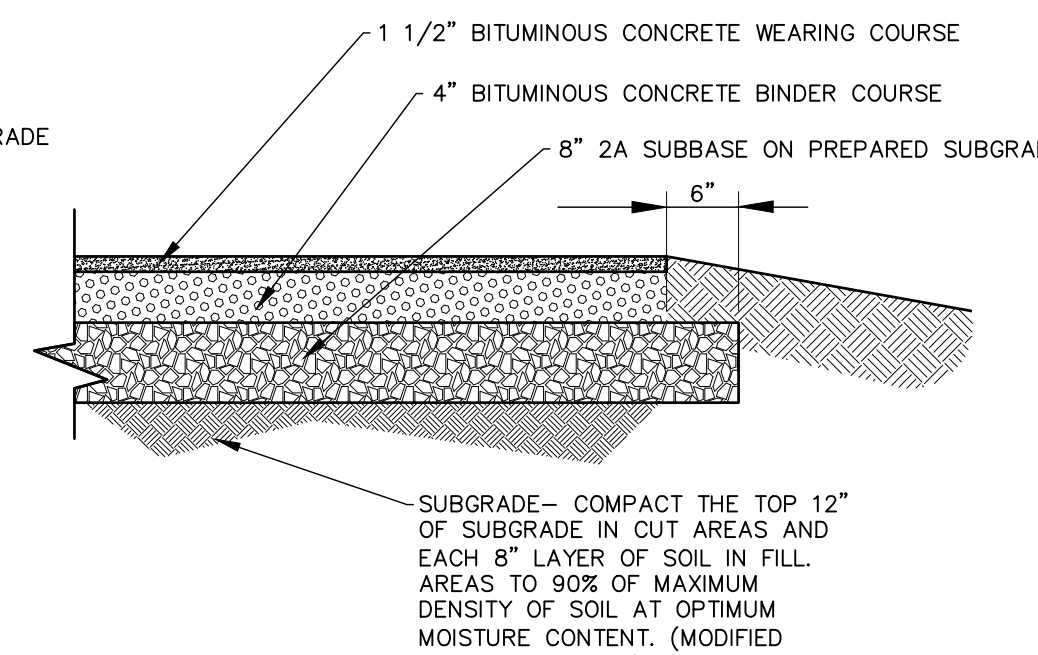
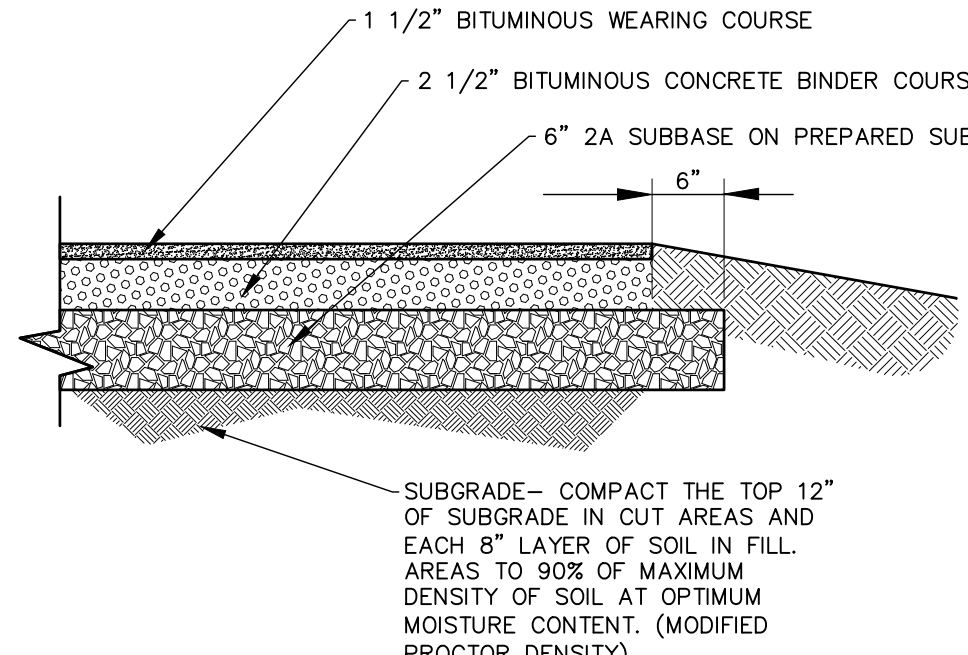
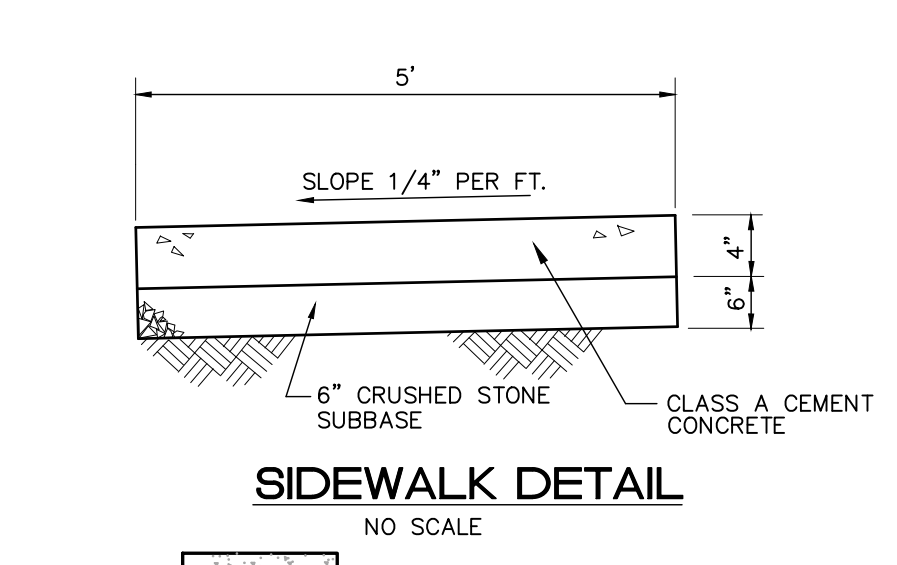
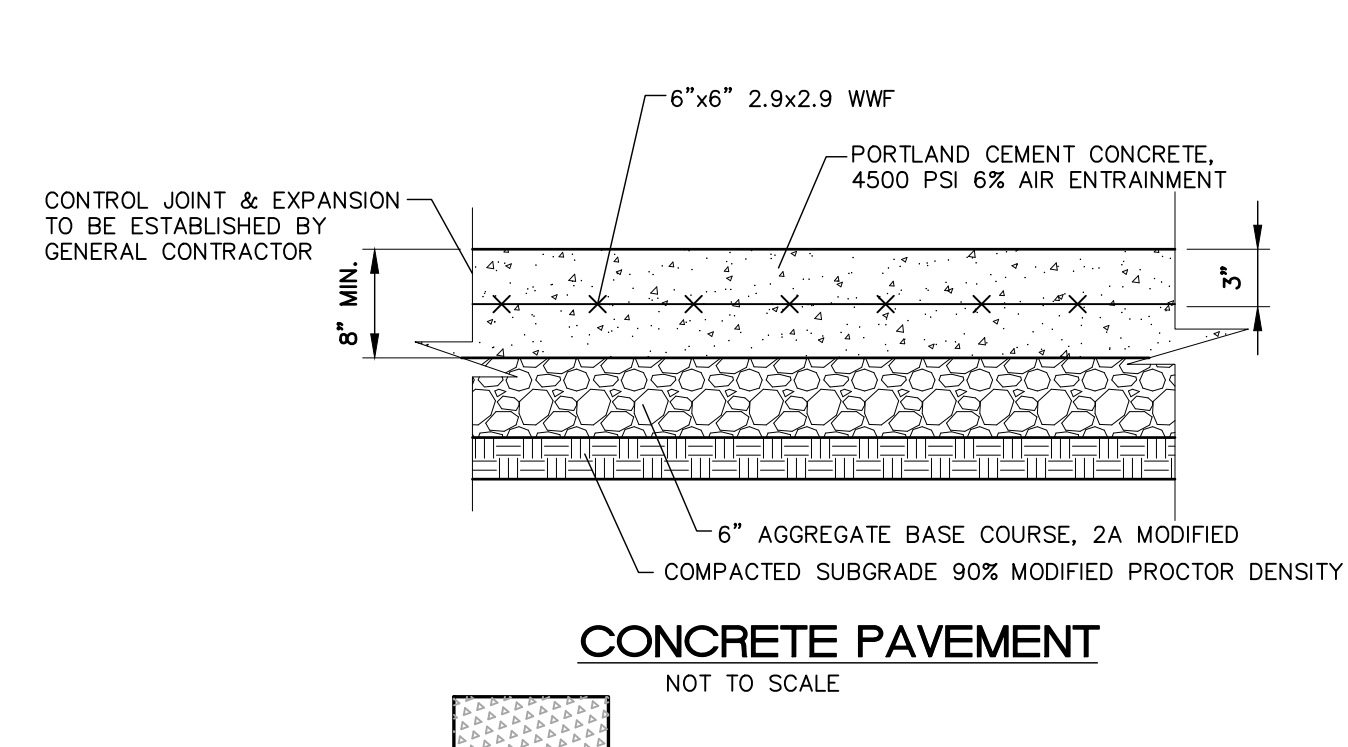
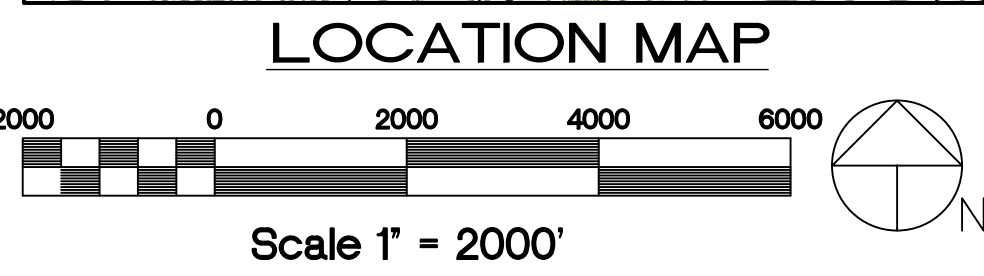
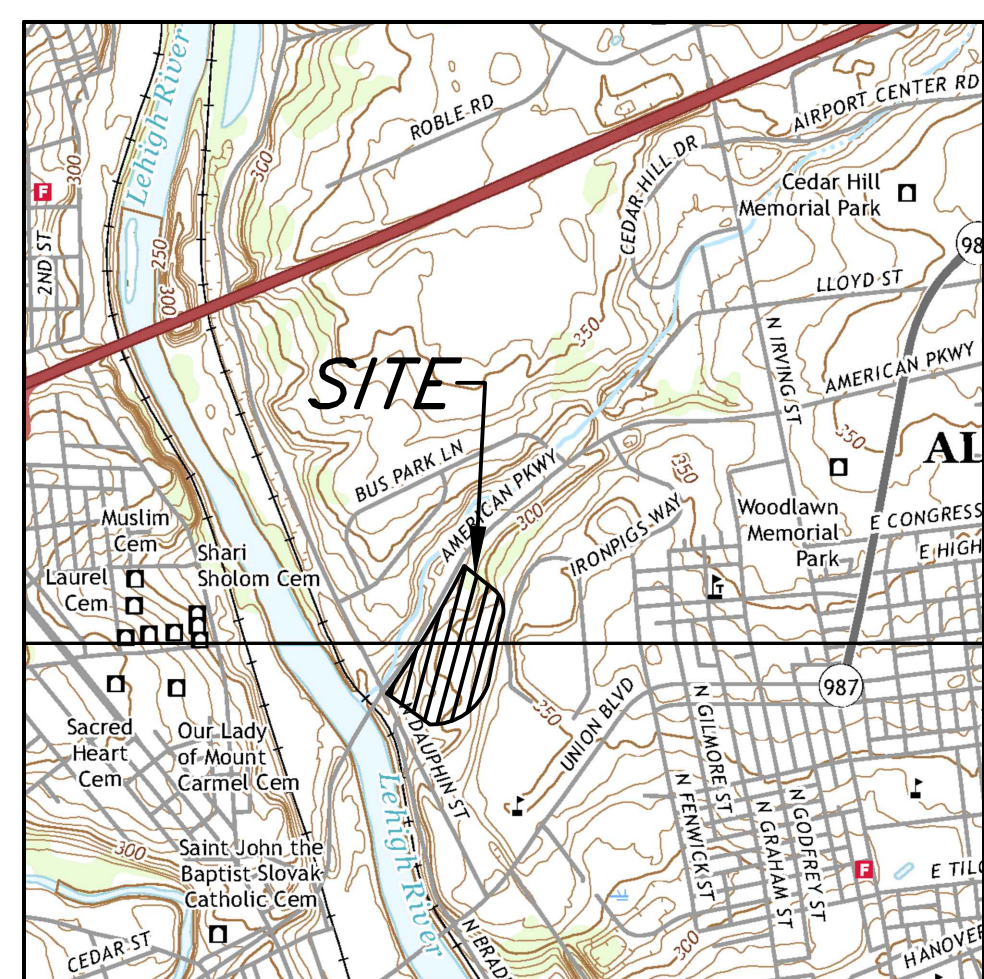
I, STEPHEN A. PANY, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATE _____ PLAN PREPARER'S SIGNATURE _____

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

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



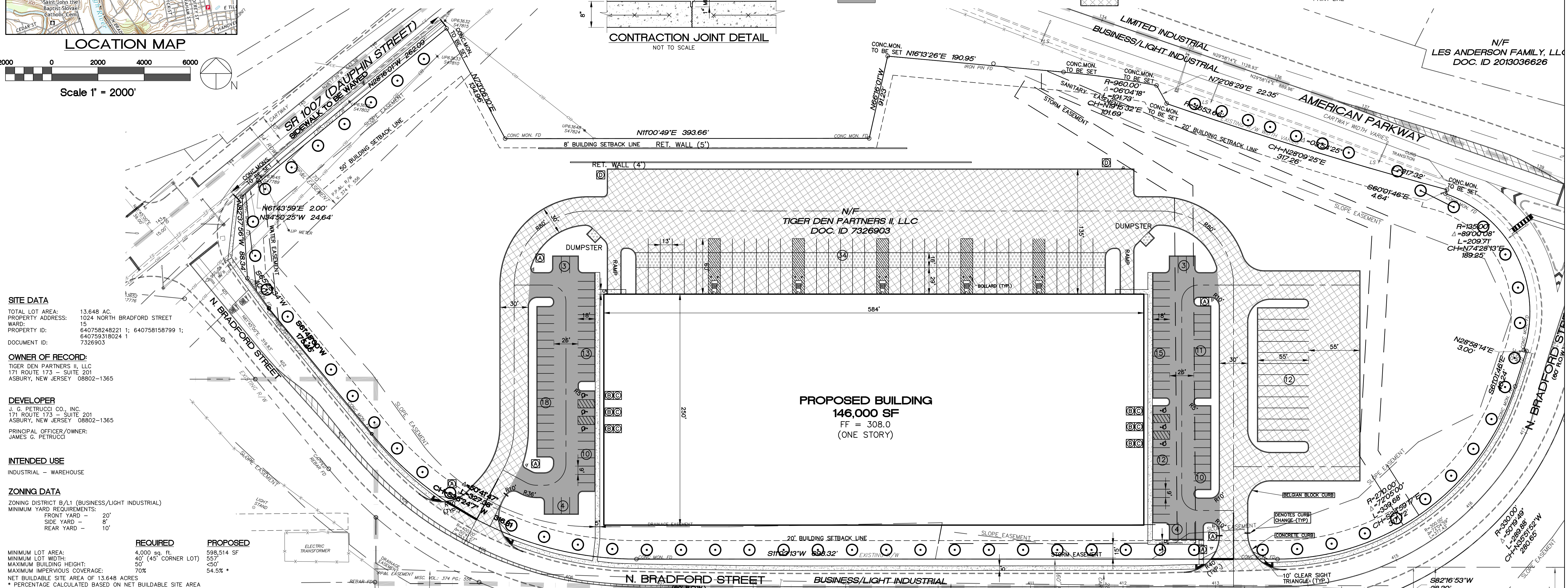
LEGEND

EXISTING FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- LIGHT STANDARD
- SIGN POST
- DECIDUOUS/PINE TREE LINE
- UTILITY POLE
- FENCE
- ZONING BOUNDARY

PROPOSED FEATURES

- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- PAINT LINE



SITE DATA

TOTAL LOT AREA: 13.648 AC.
 PROPERTY ADDRESS: 1024 NORTH BRADFORD STREET
 WARD: 15
 PROPERTY ID: 640758248221 1; 640758158799 1;
 640759318024 1
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 * PERCENTAGE CALCULATED BASED ON NET BUILDABLE SITE AREA

UTILITIES

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

PARKING TABULATION

REQUIRED PARKING:
 ALL INDUSTRIAL USES:
 1 PER 2 EMPLOYEES (LARGEST SHIFT) 100 EMPLOYEES X (1/2 SPACES) = 50 SPACES

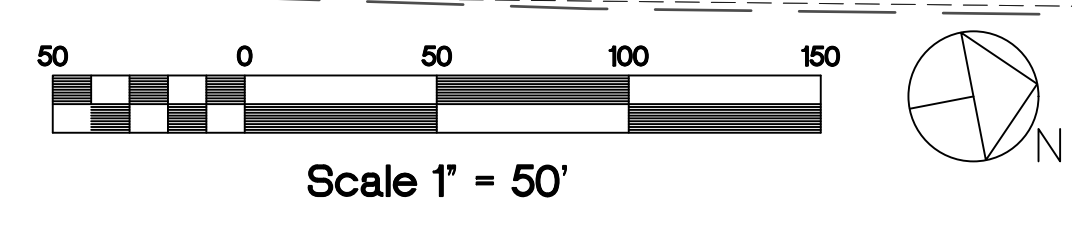
TOTAL SPACES REQUIRED = 50 SPACES
 TOTAL SPACES PROPOSED = 103 SPACES

HANDICAPPED SPACES REQUIRED = 5 SPACES HANDICAPPED SPACES PROPOSED = 6

TRUCK LOADING SPACES:
 1 SPACE PER 10,000 SF 146,000 SF/10,000 SF = 15 SPACES
 TOTAL TRUCK SPACES REQUIRED = 15 SPACES
 TOTAL TRUCK SPACES PROPOSED = 34 SPACES
 TOTAL TRAILER SPACES PROPOSED = 12 SPACES

STREET TREE SUMMARY

| QUANTITY | ALIAS | SCIENTIFIC NAME | COMMON NAME |
|-----------------|-------|---------------------|---------------------------|
| DECIDUOUS TREES | | | |
| 27 | AR | ACER RUBRUM | OCTOBER GLORY (RED MAPLE) |
| 27 | QR | QUERCUS RUBRA | RED OAK |
| 10 | PA | PLATANUS ACERIFOLIA | BLOODGOOD (LONDON PLANE) |
| 64 | TOTAL | | |



PROPOSED SIGN TABULATION

| SYMBOL | SERIES | SIZE | QUANTITY | MESSAGE |
|--------|---------|-----------|----------|---------------------------------|
| (A) | R1-1 | 30" x 30" | 6 | STOP |
| (B) | R7-8 | 12" x 18" | 6 | RESERVED PARKING (NO ARROW) |
| (C) | R7-8P | 12" x 18" | 6 | RESERVED PARKING PENALTIES SIGN |
| (D) | R7-8F | 12" x 18" | 6 | VAN ACCESSIBLE |
| (E) | R7-8F | 12" x 18" | 6 | RESERVED PARKING PENALTIES SIGN |
| (F) | R7-6-9B | 12" x 18" | 2 | NO PARKING FIRE LANE |

** SIGNS TO BE BY APPROVED PENNDOT SUPPLIER

PROPOSED EASEMENT GRANTEE NOTE

- PROPOSED SANITARY EASEMENT IS TO BE GRANTED TO THE OWNER OF LOT 640759755865-1.
- PROPOSED WATER EASEMENT IS TO BE GRANTED TO LEHIGH COUNTY AUTHORITY.
- PROPOSED STORM EASEMENT IS TO BE GRANTED TO THE CITY OF ALLENTOWN.

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331960. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

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ENGINEER'S STATEMENT

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DATE _____ PLAN PREPARER'S SIGNATURE _____

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FINAL SITE PLAN

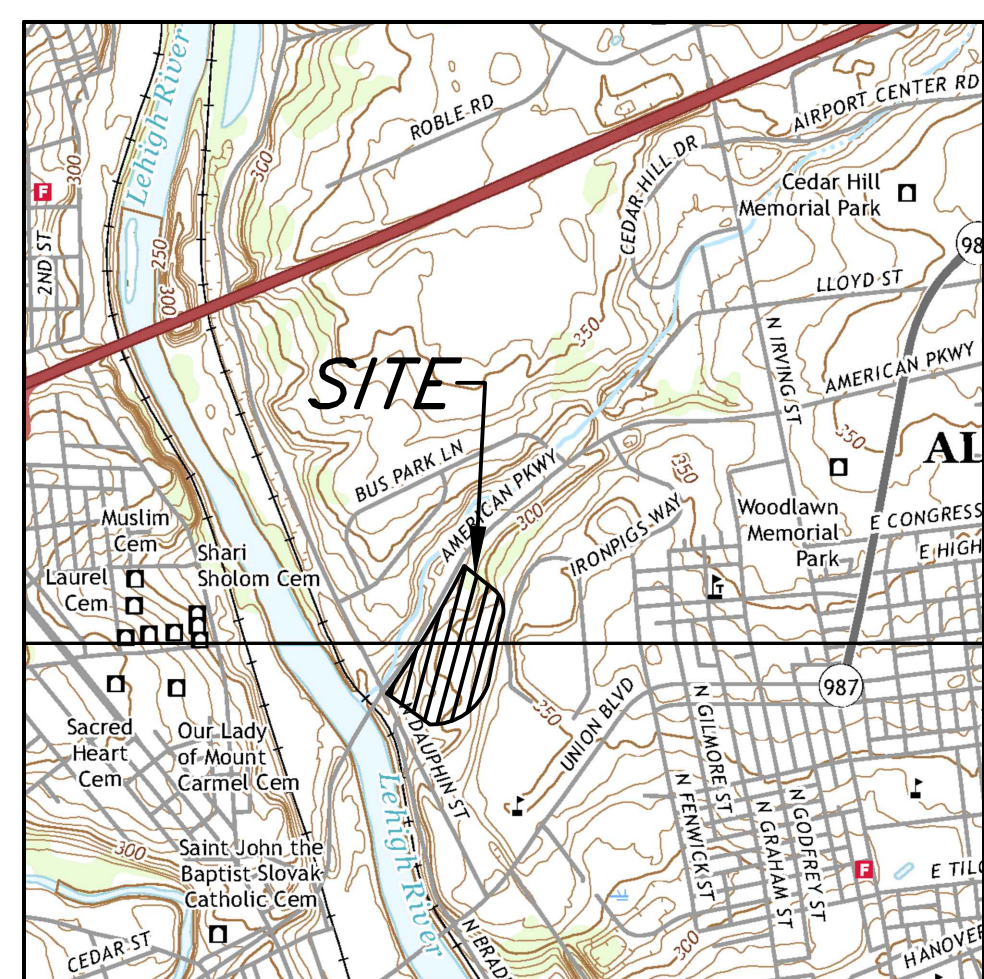
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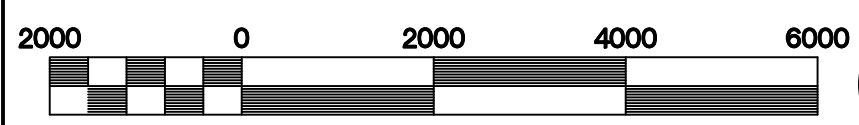
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| NO. | DATE | REVISION | BY |
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| 2 | 12/08/22 | FOR NPDES REVIEW | BNW |
| 3 | 11/07/22 | PER CITY REVIEW LETTER 08/05/22 | BNW |

| DRAWN | INSP |
|-----------|-----------------|
| BNW | BNW |
| CHECKED | MFS |
| JOB. NO. | 2021339 |
| SCALE | 1" = 50' U.N.I. |
| DATE | JULY 5, 2023 |
| DWG. NO. | LD-3 |
| SHEET NO. | 3 |
| REV. | |
| OF | 47 |
| SHEETS | 3 |



LOCATION MAP



Scale 1" = 2000'

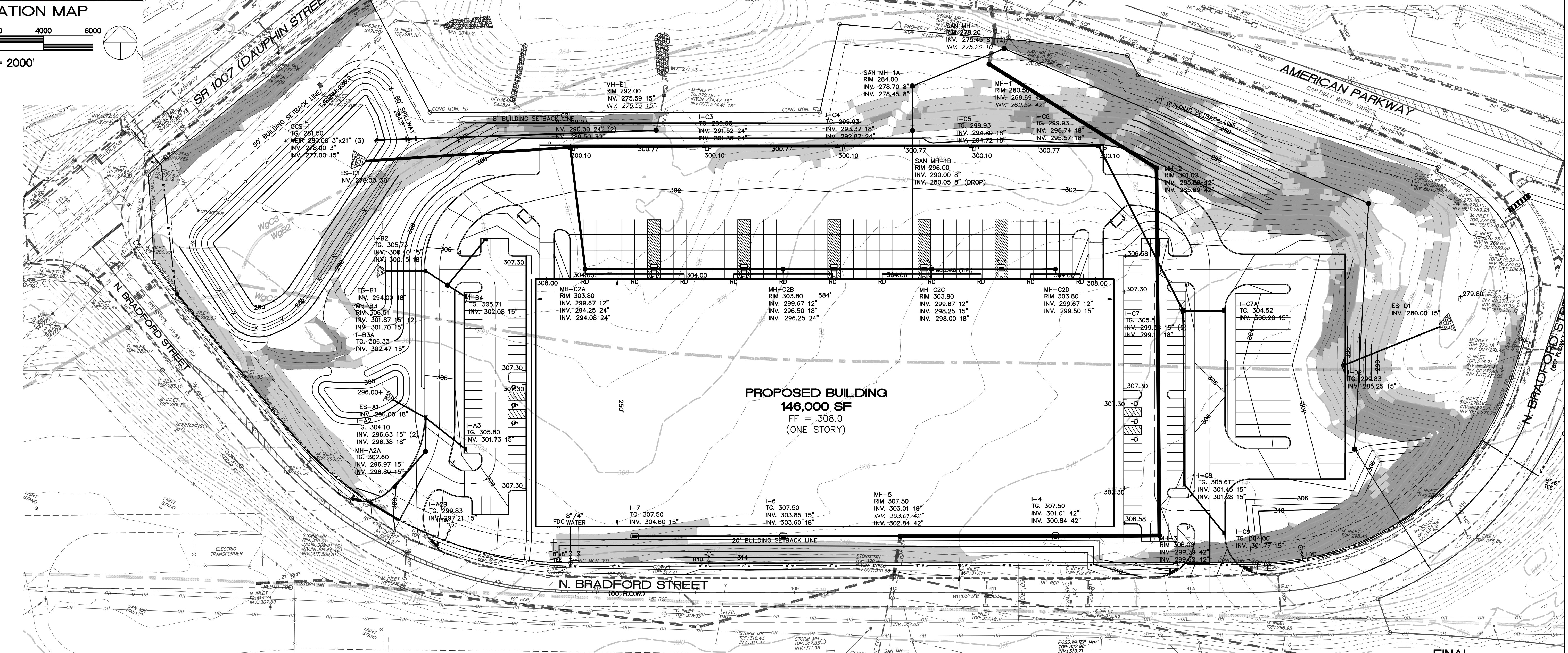
LEGEND

EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC
- EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- TREE LINE
- DECIDUOUS TREE
- UTILITY POLE
- WATER TIE

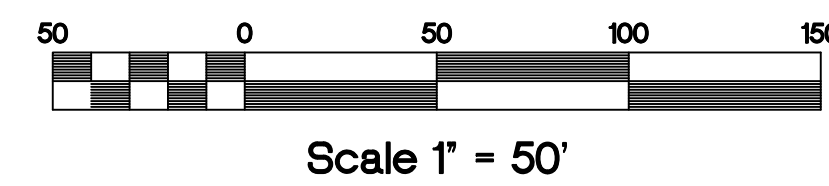
PROPOSED FEATURES

- INTERMEDIATE CONTOUR
- 2' CONTOUR
- 10' CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- PAINT LINE
- STORM SEWER & INLET
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CURB OPENING
- END CURB WITH TAPER
- RIP TRAP APRON



PROPOSED BUILDING
146,000 SF
FF = 308.0
(ONE STORY)

| Number | Minimum Slope | Maximum Slope | Total Area (SF) | Dist. Area (SF) | % Dist. | Allowable % Dist. | Variance % Dist. | Color |
|--------|---------------|---------------|-----------------|-----------------|---------|-------------------|------------------|-------|
| 1 | 25.00% | 35.00% | 61979.05 | 33242.02 | 53.6 | 25.0 | 28.6 | |
| 2 | 35.00% | 100.00% | 48991.41 | 14891.56 | 30.4 | 0.0 | 30.4 | |



Scale 1" = 50'

SANITARY SEWER OWNERSHIP NOTES

1. NEAREST, CURRENTLY UNKNOWN, MANHOLE TO BE CONNECTED TO IS TO BE PUBLIC.
2. ANY NEW SEWER LATERALS AND MANHOLES TO BE INSTALLED FOR THIS PROJECT ARE TO BE PRIVATE.

WATERLINE OWNERSHIP NOTES

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

PA ACT 287, AS AMENDED

IN ACCORDANCE WITH PA ACT 287, AS AMENDED, THE SURVEYOR CONTACTED PA ONE CALL, INC., FOR A DESIGN PHASE LOCATION REQUEST. THE SERIAL NUMBER FOR THAT REQUEST IS 20220331960. THE SURVEYOR HAS MADE NO INDEPENDENT VERIFICATION OF THE INFORMATION PROVIDED OTHER THAN AS MAY BE READILY EVIDENT FROM THE SURFACE OF THE GROUND.

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



ENGINEER'S STATEMENT

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

DATE _____ PLAN PREPARER'S SIGNATURE _____

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FINAL GRADING + UTILITY PLAN SOUTH

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CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • MACHINERY
609 Hamilton Street • Allentown, PA 18101
Office: 610/433-1634 • Fax: 610/433-1636

| | |
|-----------|-----------------|
| DESIGNED | SWP |
| DRAWN | BMW |
| CHECKED | MFS |
| JOB. NO. | 20231339 |
| SCALE | 1" = 50' U.N.O. |
| DATE | JULY 5, 2023 |
| DWG. NO. | LD-6 |
| SHEET NO. | 6 |
| REV. | |
| OF | 47 |
| SHEETS | 3 |

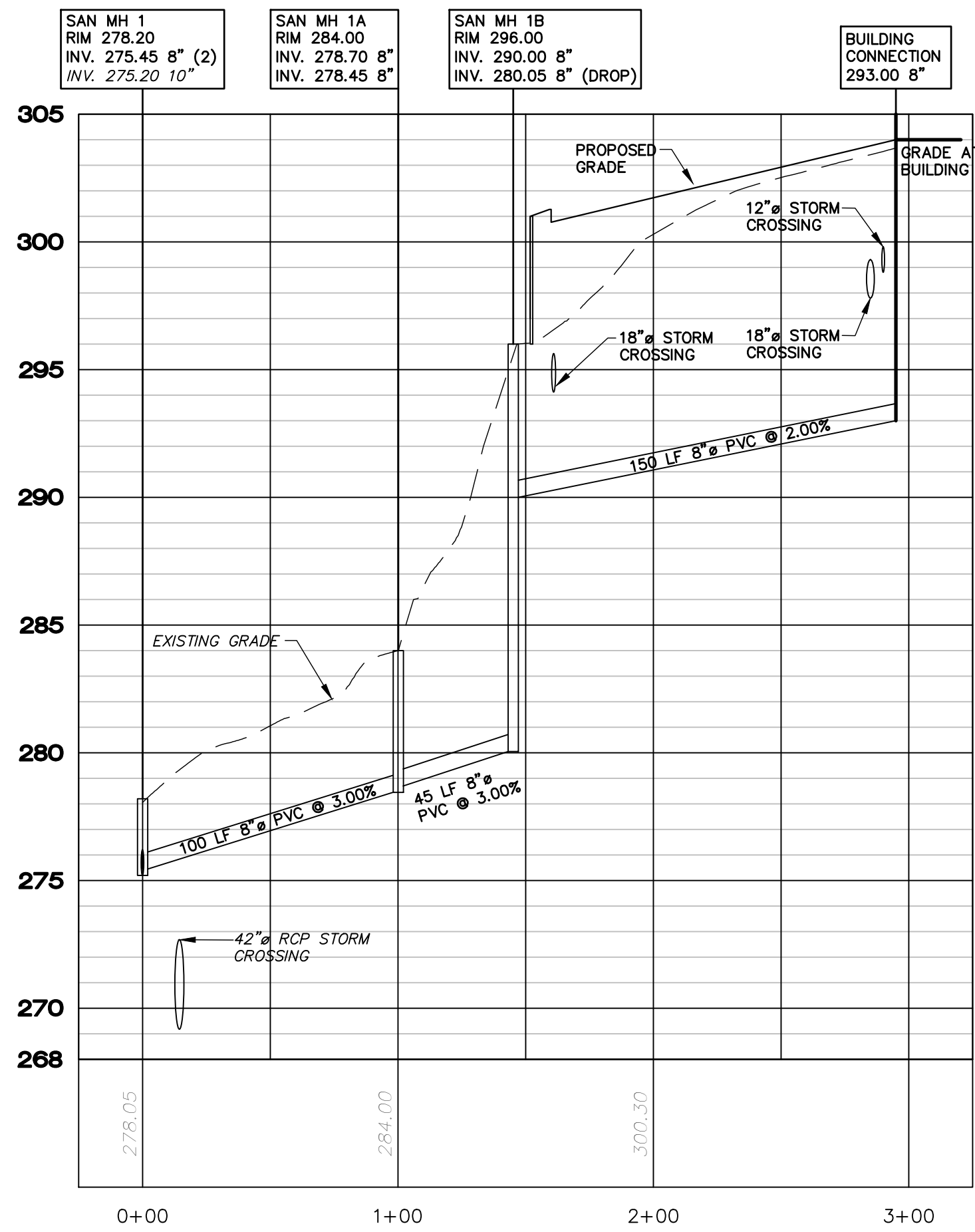
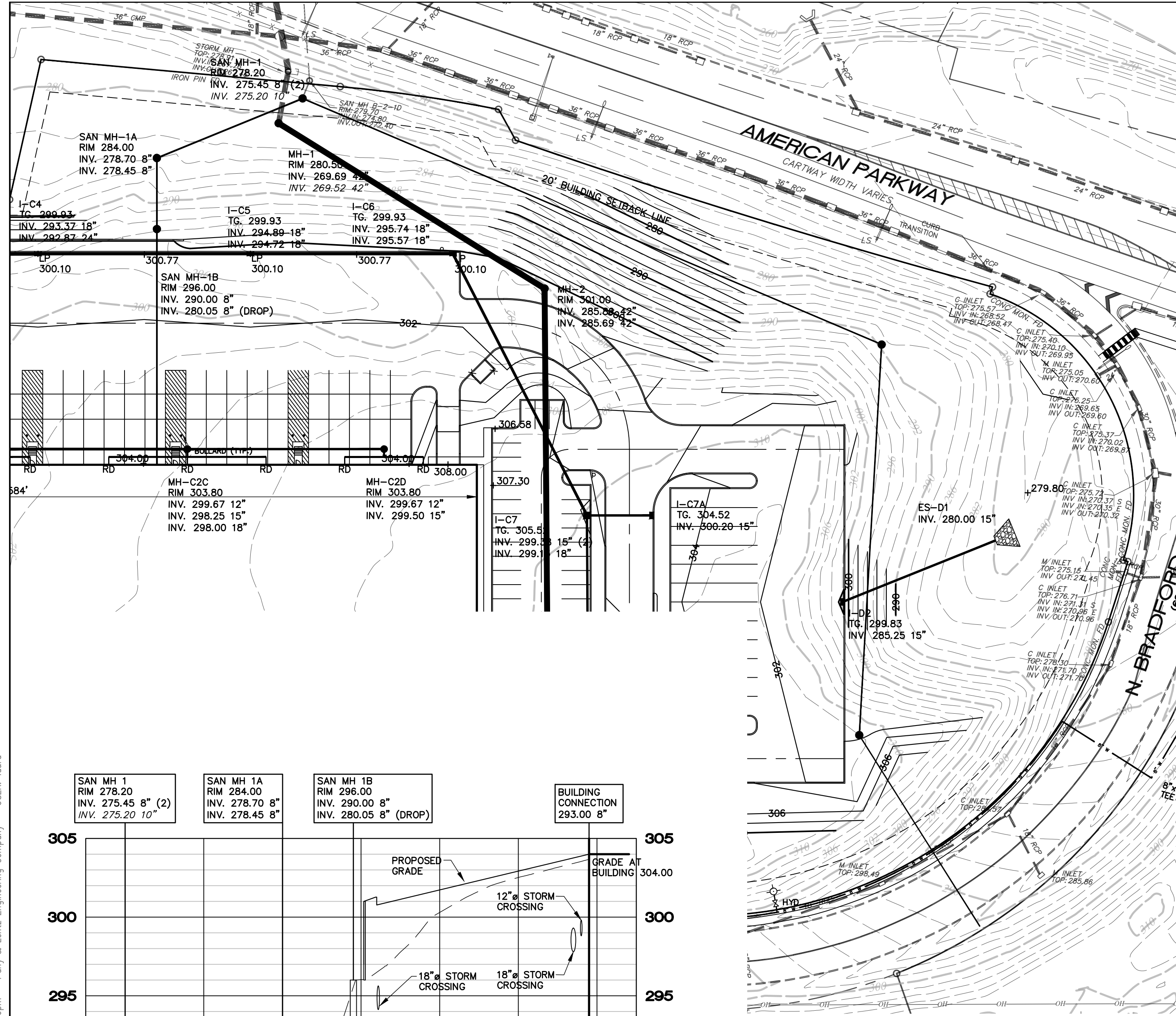
| # | DATE | REVISION | BY |
|---|----------|---------------------------------|-----|
| 3 | 05/12/23 | PER CITY REVIEW LETTER 12/10/22 | BMW |
| 2 | 12/08/22 | FOR NPDES REVIEW | BMW |
| 1 | 11/07/22 | PER CITY REVIEW LETTER 08/05/22 | BMW |

ALLENTOWN FLEX CENTER DEVELOPMENT
1024 N. BRADFORD STREET
WARD 15
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

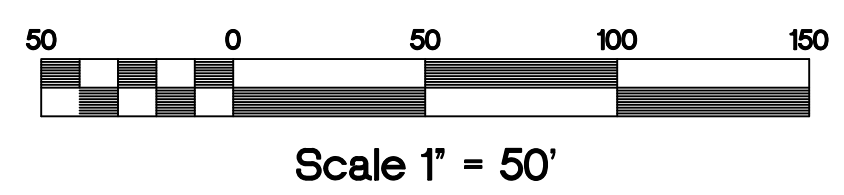
TIGER DEN PARTNERS II, LLC
171 ROUTE 93
SUITE 201
ASBURY, NEW JERSEY 08802

w:\s\1\ref\1B_24236 [x] [desktop - flex] [location map] [steep slopes - explode] [grading & utility.dwg] - User: laura
 Date: May 11, 2023 - 2:43pm *Pany & Lentz Engineering Company*
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xrefs: \\p01\p01\18_24\2436 [desktop - flex] [location map] [profiles - utilities] [profiles - utilities]
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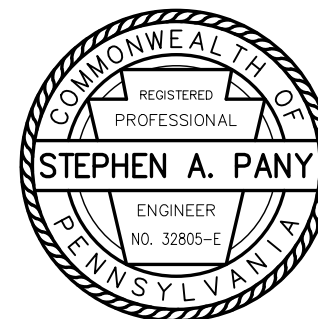
SANITARY LATERAL
Scale: Horz. 1" = 50'
Vert. 1" = 5'



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|---|----------|---------------------------------|-----|
| 3 | 05/12/23 | PER CITY REVIEW LETTER 12/10/22 | BMW |
| 2 | 12/08/22 | FOR NPDES REVIEW | BMW |
| 1 | 11/07/22 | PER CITY REVIEW LETTER 08/05/22 | BMW |

FINAL SAN. SEWER PLAN + PROFILE



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

ALLENTOWN FLEX CENTER DEVELOPMENT
1024 N. BRADFORD STREET
WARD 15
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

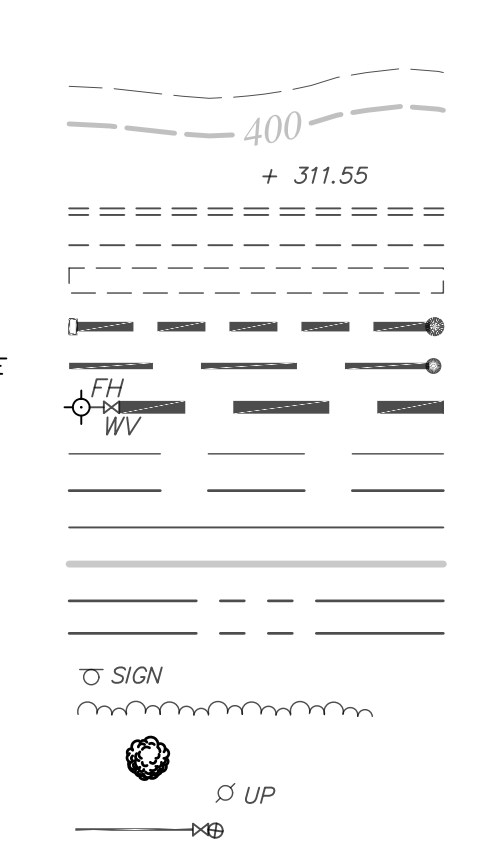
TIGER DEN PARTNERS II, LLC
171 ROUTE 93
SUITE 201
ASBURY, NEW JERSEY 08802

| DESIGNED | DRAWN | CHECKED | DATE |
|----------|---------|---------|------------|
| BMW | MFS | BMW | 2023/03/30 |
| LD-18 | REV. 18 | REV. 47 | REV. 3 |

LEGEND

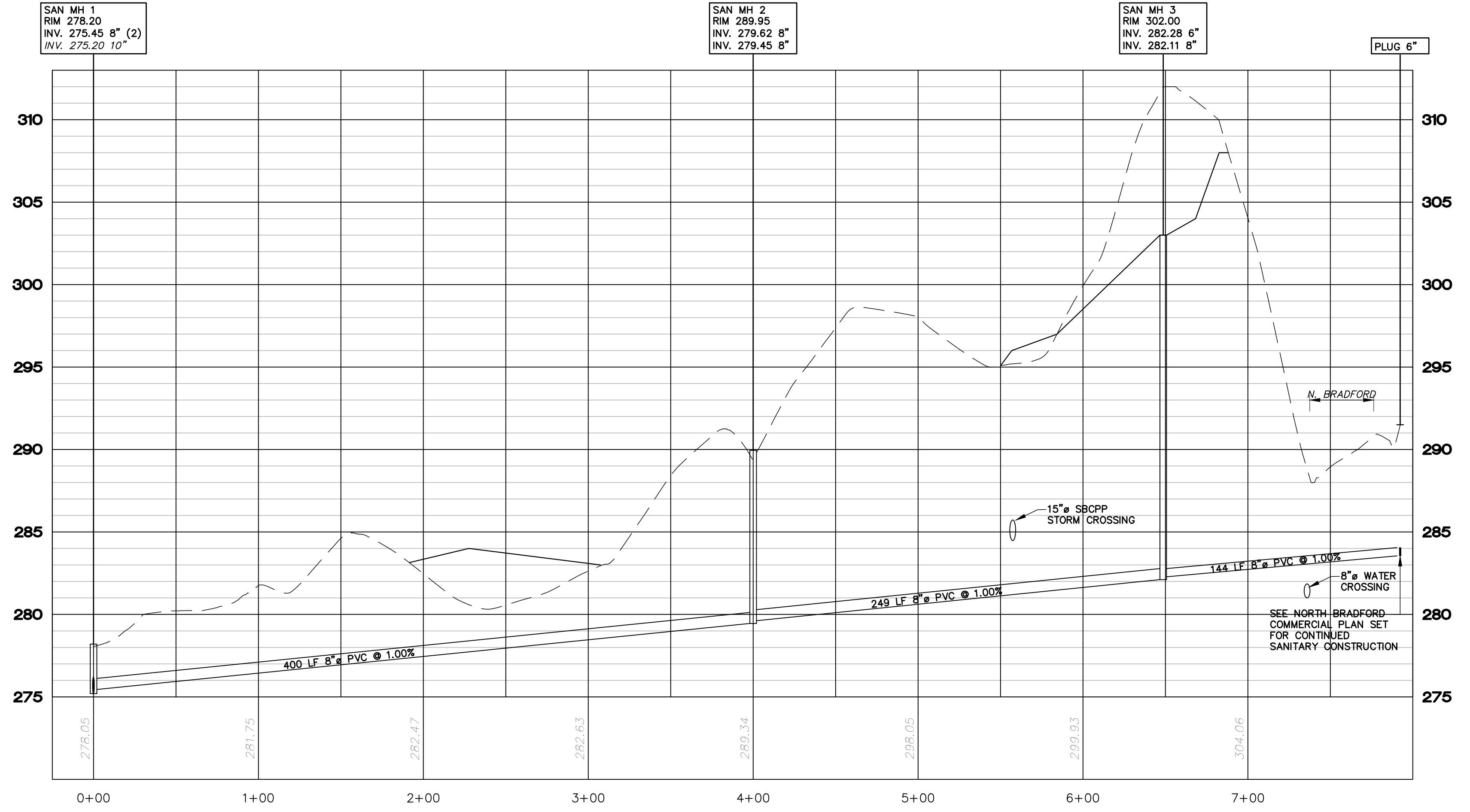
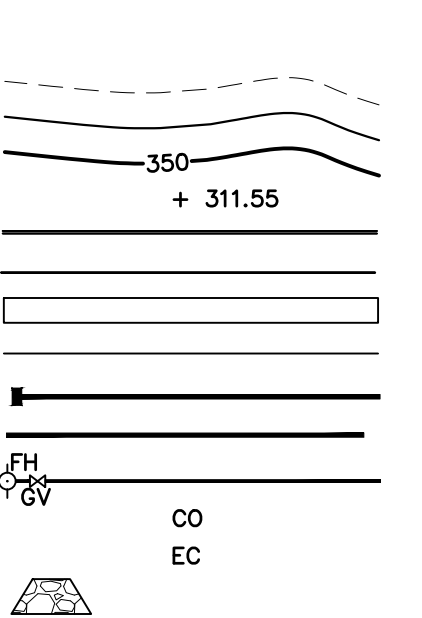
EXISTING FEATURES

- 2 FT. CONTOUR
- 10 FT. CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- STORM SEWER & INLETS
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- OVERHEAD ELECTRIC EASEMENT LINE
- PAINT LINES
- PROPERTY LINES
- ADJOINERS' PROPERTY LINES
- RIGHT-OF-WAY
- SIGN POST
- TREE LINE
- DECIDUOUS TREE
- UTILITY POLE
- WATER TIE



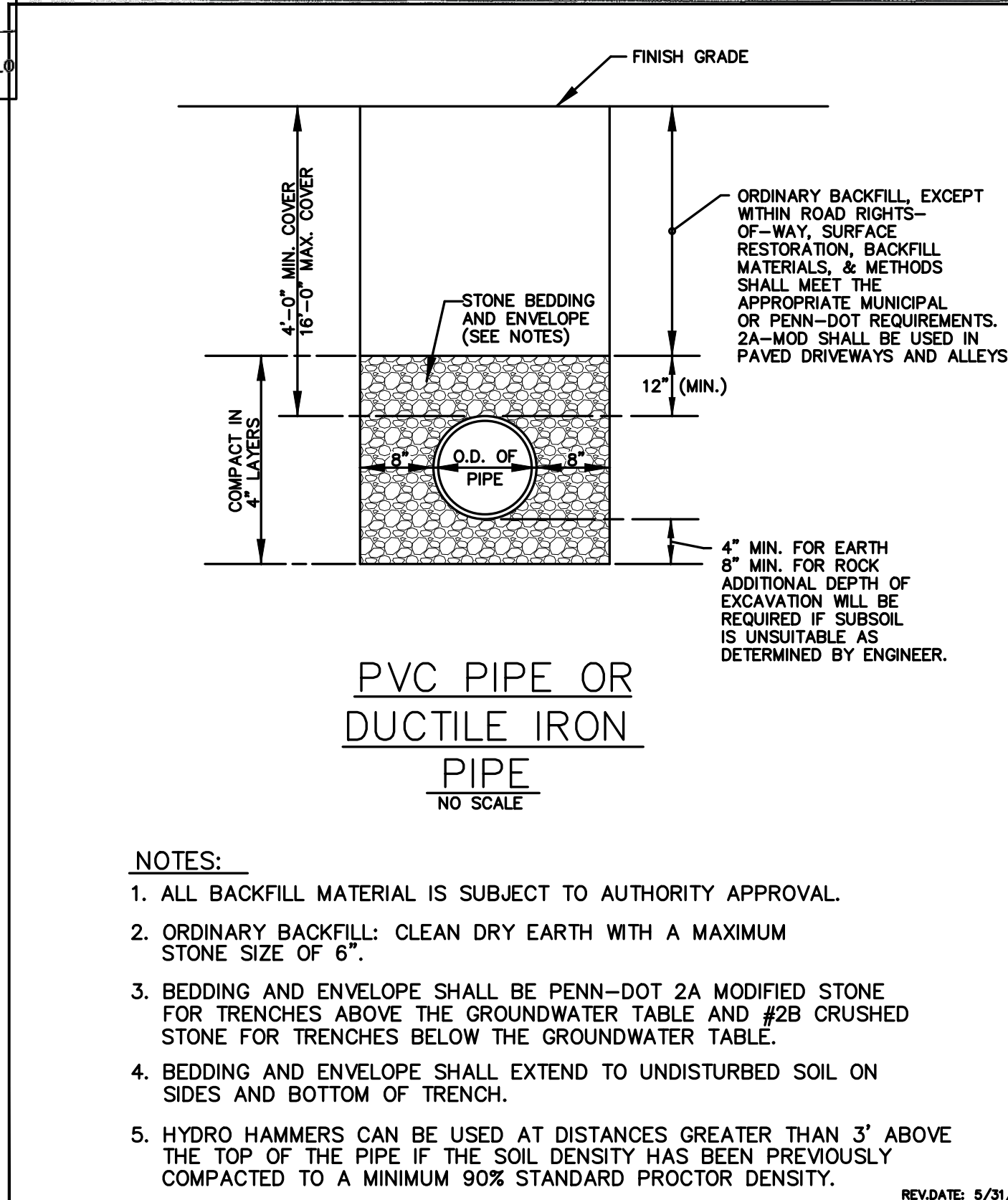
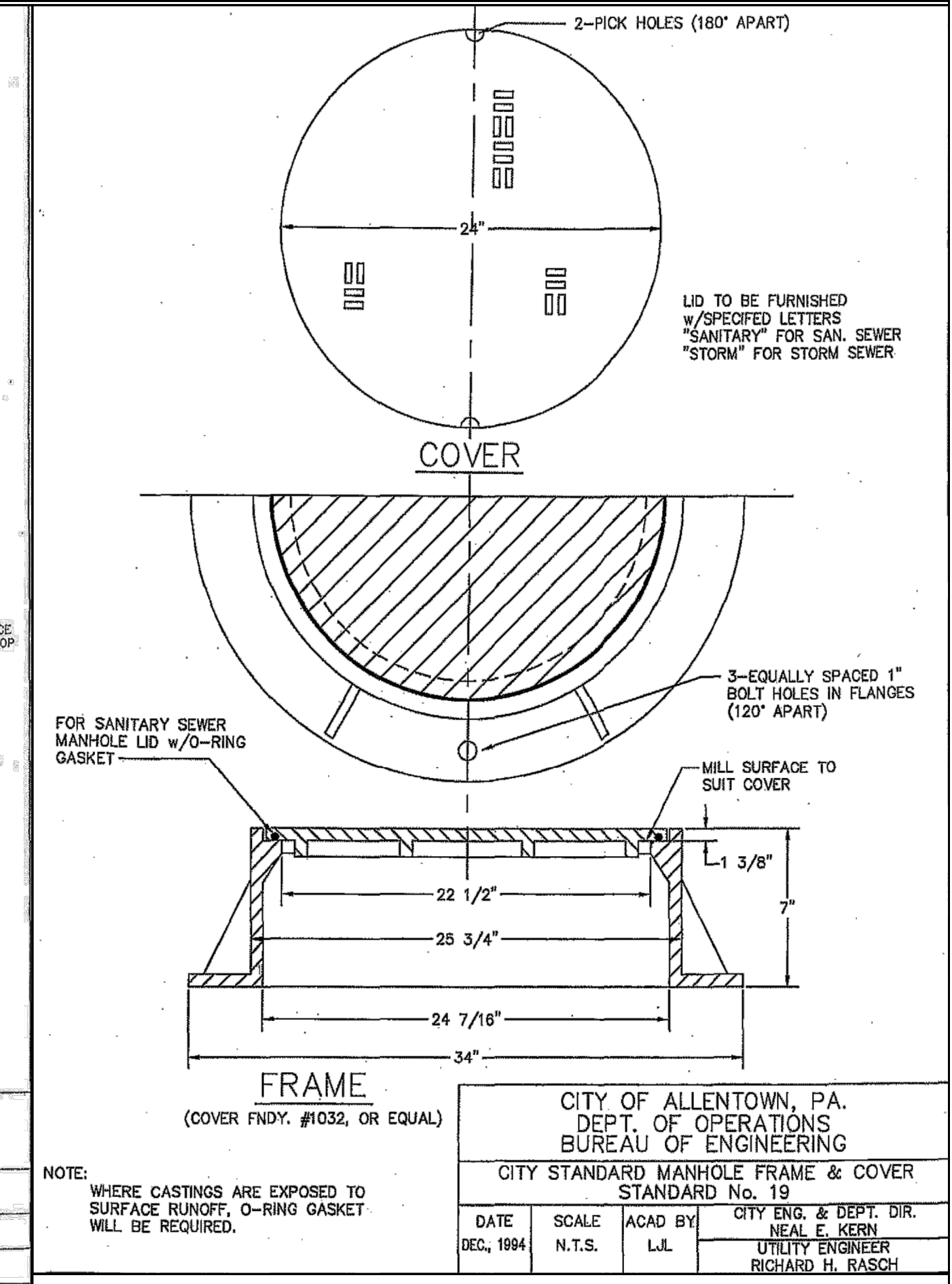
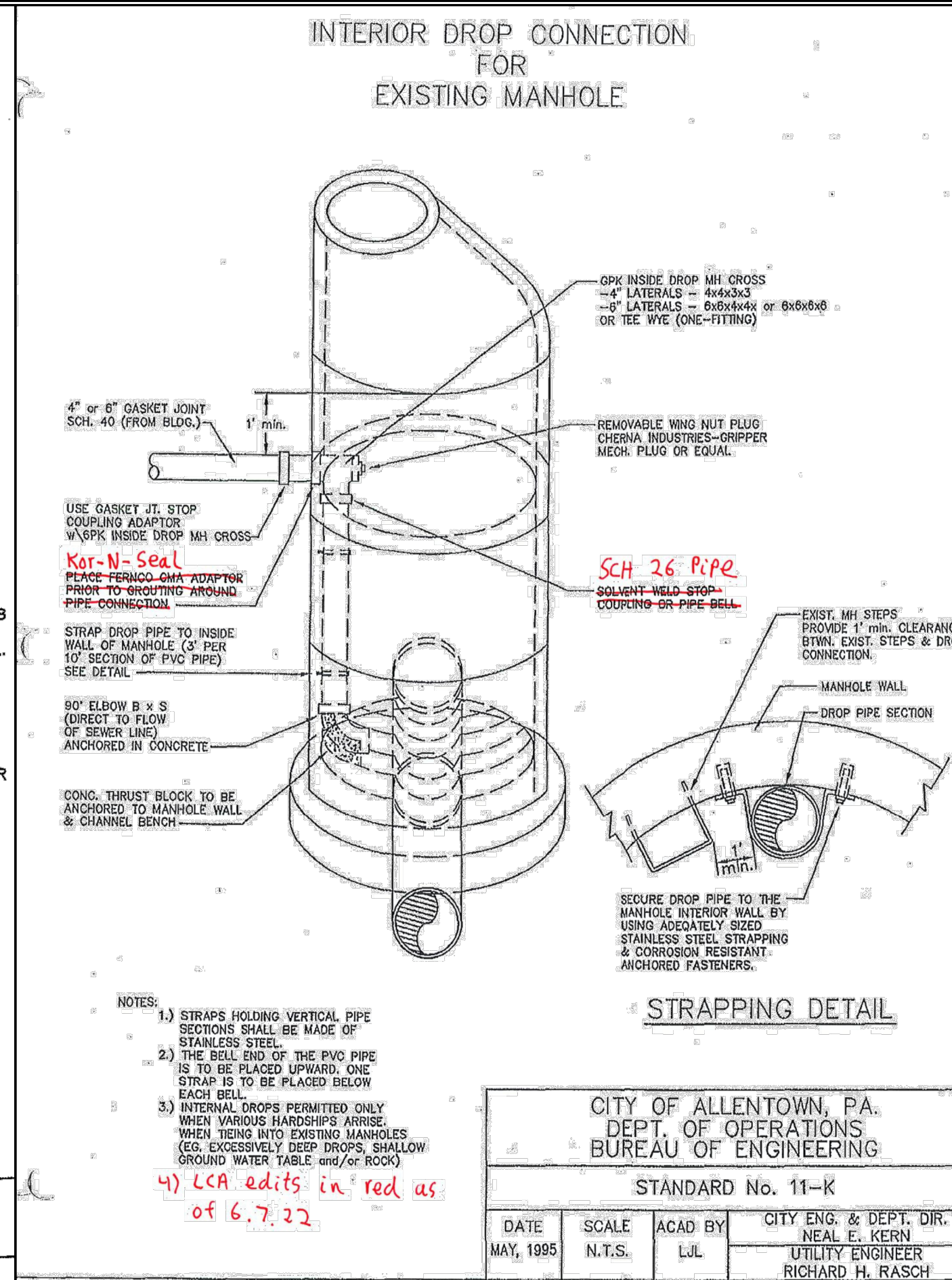
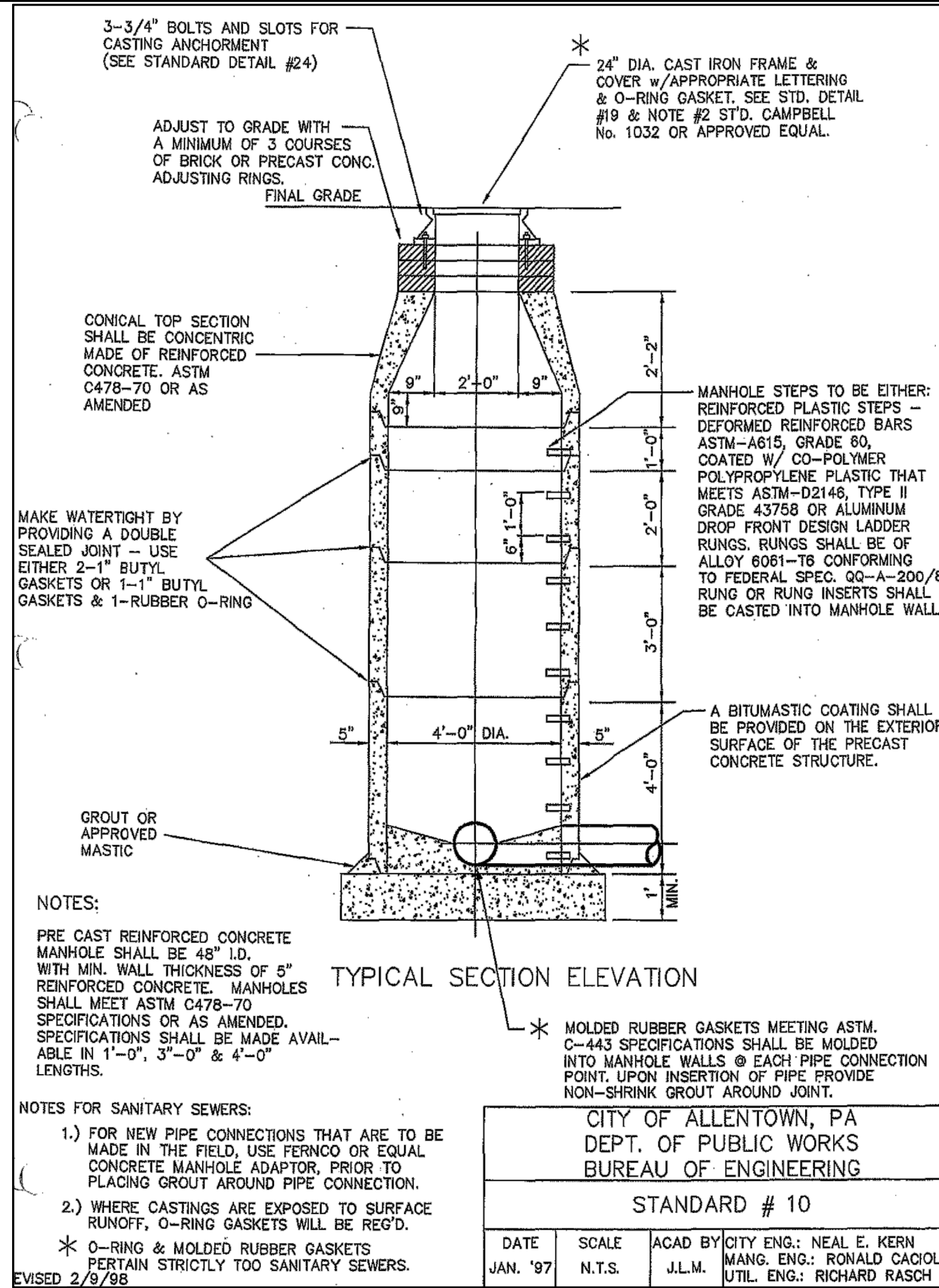
PROPOSED FEATURES

- INTERMEDIATE CONTOUR
- 2' CONTOUR
- 10' CONTOUR
- SPOT ELEVATION
- CONCRETE CURB
- EDGE OF PAVEMENT
- CONCRETE WALK OR PAD
- PAINT LINE
- STORM SEWER & INLET
- SANITARY SEWER & MANHOLE
- WATER LINE & VALVE
- CURB OPENING
- END CURB WITH TAPER
- RIP TRAP APRON



SANITARY MH 1 TO PLUG
Scale: Horz. 1" = 50'
Vert. 1" = 5'

| DESIGNED | DRAWN | CHECKED | DATE |
|----------|---------|---------|------------|
| BMW | MFS | BMW | 2023/03/30 |
| LD-18 | REV. 18 | REV. 47 | REV. 3 |



- LCA GENERAL SITE PLAN NOTES**
- ALL WATER SYSTEM CONSTRUCTION SHALL CONFORM TO THE "GENERAL SPECIFICATIONS FOR WATER SYSTEM CONSTRUCTION" OF LEHIGH COUNTY AUTHORITY (LCA) DATED JUNE 1976, OR AS AMENDED.
 - WATER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION BY LCA. CONTACT LCA AT (610) 398-2503 TO SCHEDULE AN INSPECTION A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO THE START OF WORK. ONLY LCA PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
 - ADEQUATE HORIZONTAL AND VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER, SANITARY SEWER AND STORM SEWER LINES IN CONFORMANCE WITH PA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS.
 - SEPARATION BETWEEN WATER LINES AND SEWERS: (1) PARALLEL: A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN A WATER LINE AND SANITARY OR STORM 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.
 - MEGALUGS SHALL BE USED TO RESTRAIN MECHANICAL JOINT FITTINGS AND FIELD LOCK GASKETS TO RESTRAIN PUSH-ON JOINTS WITHIN 40' OF BOTH HORIZONTAL AND VERTICAL BENDS IN WATER LINES 12" IN DIAMETER AND SMALLER.
 - A 10' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER LINES AND TREE PLANTING.
 - ALL WATER LINES SHALL HAVE A MINIMUM OF 4' OF COVER.
 - ALL WATER LINES SHALL BE DUCTILE IRON PIPE CLASS 52, UNLESS OTHERWISE NOTED.
 - VALVES SHALL BE SET 5' FROM A FITTING.
 - A METER PIT WILL BE REQUIRED ON ANY SERVICE LINE WHERE THE DISTANCE FROM THE CURB STOP TO THE POINT WHERE THE METER WOULD BE SET INSIDE OF THE BUILDING WILL BE GREATER THAN 10'
 - SEWER LATERALS AND WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM OF 5' OF HORIZONTAL CLEARANCE BETWEEN THEM IN SINGLE FAMILY AREAS AND A MINIMUM OF 10' OF HORIZONTAL CLEARANCE BETWEEN THEM IN 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, NFPA OR OTHER AGENCY FOR NEW CONSTRUCTION. THE DEVELOPER SHALL BEAR THE COST TO REPAIR OR REPLACE THIS VALVE TO MEET TESTING REQUIREMENTS.
 - CONTACT LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION AT 610-437-7515 TO SCHEDULE A PROPOSED CONNECTION TO/DISCONNECTION FROM THE WATER SYSTEM. A MINIMUM OF 3 BUSINESS DAYS NOTICE SHALL BE GIVEN. ONLY AUTHORITY PERSONNEL SHALL OPERATE VALVES IN THE WATER SYSTEM.
 - THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) MUST BE NOTIFIED AT LEAST 2 WEEKS PRIOR TO PERFORMING A HIGH VOLUME FLUSH OF THE PLUMBING OR FIRE PROTECTION SYSTEM, A FIRE FLOW TEST OR FIRE PUMP TEST.
 - THE LEHIGH COUNTY AUTHORITY ALLENTOWN DIVISION (610-437-7515) SHALL BE NOTIFIED TO SCHEDULE AN INSPECTION OF THE METER SETTING PRIOR TO INITIATION OF WATER SERVICE.
 - ALL ABANDONED WATER LINES MUST BE ABANDONED AT THE MAIN. IF THE CORPORATIONS DO NOT SHUT OFF CORRECTLY AND ARE LEAKING OR 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.

| | |
|------------------------------|---|
| SEWER SYSTEM STANDARD DETAIL | LEHIGH COUNTY AUTHORITY P. O. BOX 3348 1053 SPRUCE ROAD ALLENTOWN, PA 18106 |
| TYPICAL TRENCH SECTION | DRAWN BY: C.R.D. (C.R.D.) E.L.H. (E.L.H.) APPLD BY: M.A.B. (M.A.B.) DATE DWN: 4/28/06 DWG. NO. S-01 REVDATE: 6/16/08 |

FINAL SANITARY SEWER DETAILS

PANY & LENTZ ENGINEERING COMPANY
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL • WATERWORKS

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

| | | | | | |
|----------|----------|---------------------------------|----------|------|----|
| DESIGNED | DATE | BY | REVIEWED | DATE | BY |
| | | | | | |
| 3 | 05/12/23 | PER CITY REVIEW LETTER 12/10/22 | BW | | |
| 2 | 12/08/22 | FOR NPDES REVIEW | BW | | |
| 1 | 11/07/22 | PER CITY REVIEW LETTER 08/05/22 | BW | | |
| # | DATE | REVISION | BY | | |

ALLENTOWN FLEX CENTER DEVELOPMENT
1024 N. BRADFORD STREET
WARD 15
CITY OF ALLENTOWN
LEHIGH COUNTY, PENNSYLVANIA

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

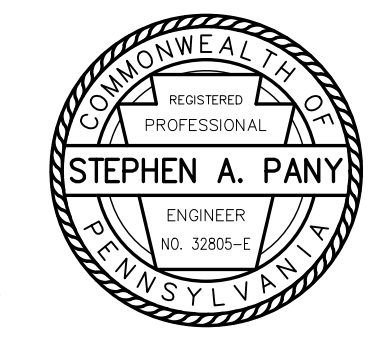
DESIGNED: BAP
DRAWN: BNV
CHECKED: MFS
JOB NO.: 2021359
SCALE: 1" = 60' U.O.N.
DATE: JULY 5, 2022

DWG. NO.: LD-19
SHEET NO.: 19
REV. OF: 47
SHEETS: 3

PA ACT 287, AS AMENDED

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DATE: _____ PLAN PREPARER'S SIGNATURE: _____

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