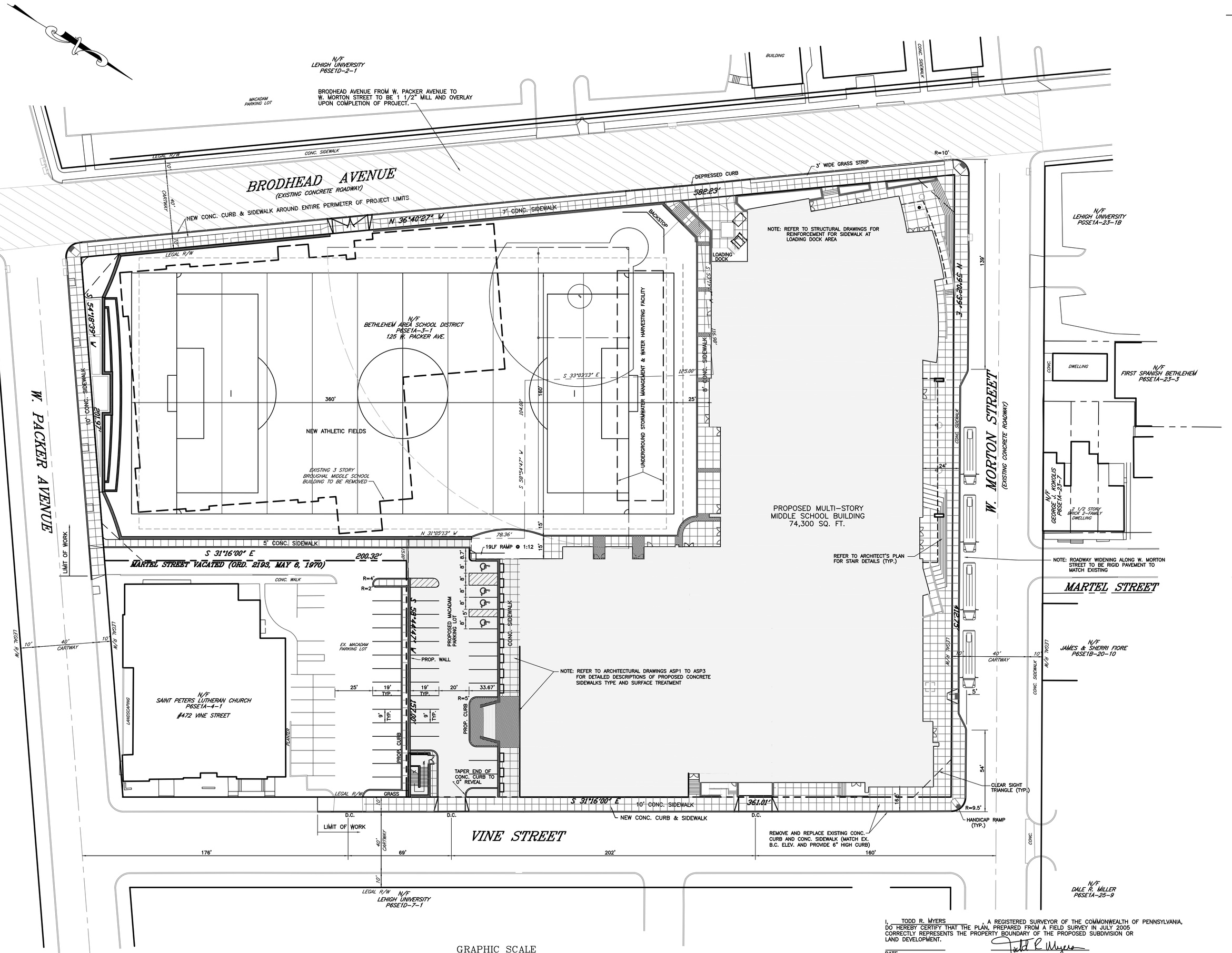


GENERAL NOTES

1. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 287 AS AMENDED BY PA ACT 172, HB 2543, ENACTED JUNE 10, 1987, PA. HB 722, P.L. 364, ACT 38, ENACTED 12-12-1991, PA. HB 2627, ACT 187, EFFECTIVE 12-19-96, BY PA. HB 2384, ACT 199, EFFECTIVE NOVEMBER 30, 2004, AND P.L. 1567 ACT 199, EFFECTIVE NOVEMBER 30, 2004, ENTITLED "EXCAVATION AND DEMOLITION WORK OF UNDERGROUND UTILITIES".

2. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

3. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

4. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

   FOR SUBSURFACE SOIL AND GEOLOGICAL INFORMATION REFER TO REPORT ENTITLED "REPORT OF GEOTECHNICAL INVESTIGATION – BROUGHAL MIDDLE" PREPARED BY EARTH ENGINEERING INC., DATED 8-21-06

5. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.

6. BENCHMARK = SANITARY SEWER MANHOLE RIM
   BRODHEAD AVENUE
   ELEVATION 289.28

7. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

   DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

8. ZONING INFORMATION: DISTRICT = I (INSTITUTIONAL DISTRICT)

LOT REQUIREMENTS:		EXISTING	PROPOSED
MIN. LOT AREA:	5 ACRE	4.3090 ACRES	4.3090 ACRES
MAX. BLDG. COVERAGE:	40%	0.8678 AC. (20.14%)	1.7059 AC. (39.59%)
IMPERVIOUS SURFACES:	N/A	1.3565 AC. (59,089 SQ. FT.)	2.4730 AC. (107,725 SQ. FT.)
*MAX. BUILDING HEIGHT:	60 FT.	±60 FT.	65 FT.
*BUILDING SETBACKS:			
FRONT YARD:	20 FT.	2.33 FT.	8.65 FT.
SIDE YARD:	20 FT.	17.92 FT.	0 FT.
REAR YARD:	20 FT.	297.67 FT.	67.85 FT.

   *FOR EACH 3 FT. OF HEIGHT OR PORTION THEREOF THAT THE HEIGHT OF THE BUILDING IS OVER THE STREET RIGHT-OF-WAY THE SETBACKS SHALL BE INCREASED BY 1 FT.

9. OWNER: BETHLEHEM AREA SCHOOL DISTRICT
   1516 SYCAMORE STREET
   BETHLEHEM, PA 18017
   PARCEL P6SE1D-3-1 & P6SE1A-28-1
   WARD 2, BLOCK 9
   DEED BOOK 334 PAGE 76
   GROSS LOT AREA = 4.3090 ACRES

10. TOPOGRAPHIC SURVEY WAS PERFORMED JULY 2005, BY COWAN ASSOCIATES, INC.,

11. EXISTING FACILITY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.

12. REFER TO LANDSCAPE DRAWINGS FOR WALKS, STEPS, RAMPS, ETC. THAT ARE WITHIN CLOSE PROXIMITY TO THE BUILDING. IN CASES OF CONFLICTS, THE ARCHITECTURAL PLANS SHALL GOVERN.

13. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AS SHOWN ON THE PLANS ALONG ALL ROAD FRONTAGE. SIDEWALK AND CURBING WITHIN THE RIGHT-OF-WAY MUST COMPLY WITH THE CITY OF BETHLEHEM REQUIREMENTS AND SPECIFICATIONS.

14. PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL UTILITY PIPING WITHIN THE BUILDING EXTENDING TO 5 FT. OUTSIDE OF BUILDING FACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITIES FROM 5' OUTSIDE THE BUILDING TO THE MAIN LINE IN THE STREET AND INSTALLATION OF ALL STORM DRAINAGE FACILITIES, UNLESS OTHERWISE SPECIFICALLY NOTED.

15. ALL CLEANOUTS INSTALLED ON SANITARY SEWER LINES AND STORM LINES TO BE DOUBLE-WYE INSTALLATIONS.

16. COORDINATE AREA LIGHT LOCATIONS WITH LIGHTING PLAN.

17. GENERAL CONTRACTOR TO PROVIDE 8' HIGH CHAIN LINK FENCE & GATES AROUND CONSTRUCTION AREAS, AND ADJUST AND/OR RELOCATE AS REQUIRED DURING CONSTRUCTION.

18. CONCRETE WALKS TO BE TOOLED OR CUT AND EXPANSION JOINTS INSTALLED AS DETERMINED IN THE FIELD BY THE PROJECT ARCHITECT

19. SITE CLEARING, REMOVAL OF TREES AND OTHER VEGETATION, STRIPPING OF TOPSOIL, CLEARING AND GRUBBING TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PA DEPARTMENT OF ENVIRONMENTAL RESOURCES, SOIL EROSION AND SEDIMENT CONTROL MANUAL AND THE CITY OF BETHLEHEM.

20. COORDINATE THE REPLACEMENT OF CONCRETE SIDEWALK, CURBS AND GUTTER IN CITY STREETS WITH THE CITY OF BETHLEHEM.

21. THE MAINTENANCE OF THE STORMWATER FACILITIES, INCLUDING THE DETENTION POND, SHALL BE THE OWNERS RESPONSIBILITY. THE OWNER'S DEED, AND THE DEEDS TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.

22. ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS AND AT THE COMPLETION OF THE PROJECT, AND PRIOR TO RELEASE OF THE SECURITY, A MYLAR COPY AND AN AUTOCADD (VERSION 12) FILE ON A DISKETTE OF THE RECORD PLANS – BASED ON THE AS-BUILTS – SHALL BE SUBMITTED TO THE CITY ENGINEER'S OFFICE. THE RECORD PLANS SHALL CONTAIN INFORMATION SUFFICIENT TO LOCATE ALL KEY FEATURES OF THE DEVELOPMENT.

23. EXISTING SOILS ON THE SITE ARE URBAN LAND, NEARLY LEVEL (UrA) AND URBAN LAND, SLOPING (UrC) AS DESIGNATED BY THE SOIL SURVEY OF NORTHAMPTON COUNTY, PENNSYLVANIA, ISSUED IN JULY 1974.

24. PA ONE CALL SERIAL NUMBER – 0476819

25. ALL STREET WORK TO BE INCLUDED IN BID.

26 CONTRACTOR TO PROVIDE EXCAVATION SUPPORT REQUIRED FOR CONSTRUCTION OF RETAINING WALLS.

GRAPHIC SCALE

30 0 15 30 60 120

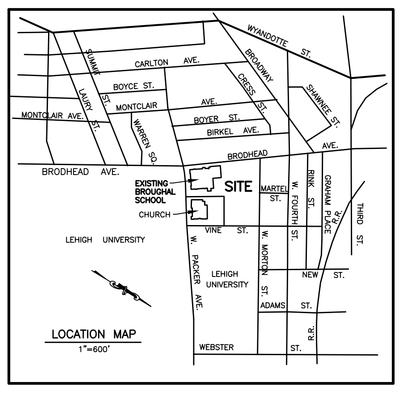
(IN FEET)
1 inch = 30 ft.

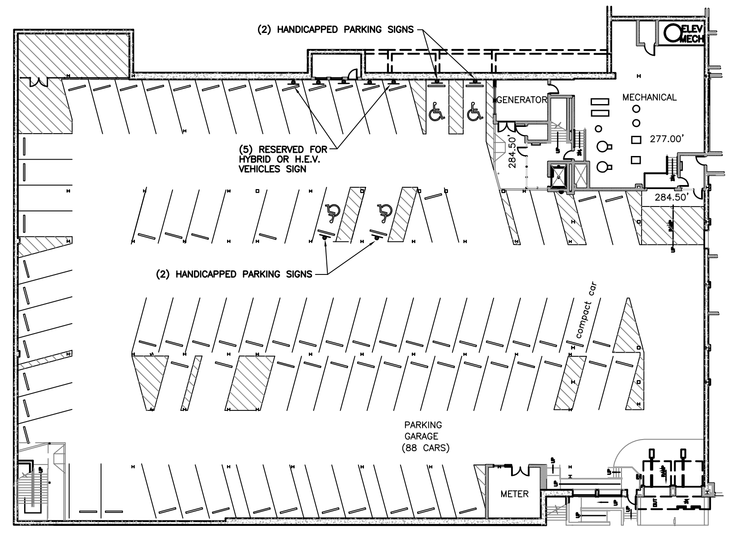
I, TODD R. MYERS, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM A FIELD SURVEY IN JULY 2005 CORRECTLY REPRESENTS THE PROPERTY BOUNDARY OF THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT.

DATE

I, SCOTT P. McMACKIN, A REGISTERED SURVEYOR, REGISTERED PROFESSIONAL ENGINEER, OR REGISTERED LANDSCAPE ARCHITECT 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





NPDES NOTE

"BY SUBMISSION OF THESE PLANS, THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ALL NPDES PERMIT REQUIREMENTS AS STATED IN THE CITY OF BETHLEHEM STORM WATER MANAGEMENT ORDINANCE."

AS-BUILT NOTE

"ACCURATE AS-BUILT PLANS SHALL BE KEPT UP TO DATE DURING THE CONSTRUCTION PROCESS. AT THE COMPLETION OF THE PROJECT, AND PRIOR TO RELEASE OF THE REMAINING SECURITY, RECORD DRAWINGS SHALL BE DEVELOPED FROM THE AS-BUILT PLANS AND SUBMITTED TO THE CITY ENGINEER'S OFFICE. THE HARD COPY OF THE RECORD DRAWINGS SHALL BE IN THE FORM OF A MYLAR COPY AND AN AUTOCAD (2002) FILE ON A CD. THE ENGINEER OF RECORD SHALL CERTIFY (I.E. P.E. STAMPED AND SIGNED) THAT THE RECORD DRAWINGS COMPLY SUBSTANTIALLY WITH THE APPROVED PLAN AND THAT THEY CONFORM TO INDUSTRY STANDARDS."

REVISIONS NOTE

"IN ORDER TO MAINTAIN CONTINUITY BETWEEN PLAN REVISIONS, ANY CHANGES TO A PREVIOUS PLAN SUBMISSION SHALL BE FLAGGED WITH A TRIANGLE. ANY CHANGES NOT FLAGGED MAY BE CONSIDERED NOT APPROVED. FLAGGED CHANGES SHALL BE REFERENCED TO THE APPROPRIATE REVISION DATE IN THE REVISION BLOCK."

ENGINEERING PERMITS NOTE

"PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY, PERMITS MUST BE OBTAINED FROM CITY ENGINEERING OFFICE."

STORM WATER NOTES

"THE MAINTENANCE OF STORM WATER FACILITIES SHALL BE THE OWNER'S RESPONSIBILITY. THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER."

"ALL PUBLIC INLETS SHOULD HAVE INLET MARKERS. MARKERS ARE AVAILABLE FROM THE CITY'S ENGINEERING DEPARTMENT."

"THE DRAINAGE EASEMENT PROVIDES FOR THE FLOW OF STORMWATER ACROSS LOTS, AND MAY NOT BE ALTERED WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN THE DRAINAGE EASEMENTS AREAS WITHOUT SUFFICIENT PROVISION FOR THE PASSAGE OF STORMWATER, AND ANY SUCH PROPOSED PROVISION SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER."

DETENTION POND NOTE (IF DETENTION IS PROPOSED)

"UNLESS A GEOLOGICAL SURVEY DEMONSTRATES THE FEASIBILITY OF ENCOURAGING INFILTRATION IN A DETENTION POND, THE DETENTION POND SHALL, GENERALLY, BE LINED WITH A 6-INCH THICK CLAY LINER WITH A PERMEABILITY OF 1 X 10^{-7} CM/SEC OR LESS. THIS CLAY LINER SHALL, IN TURN, BE COVERED BY A 6-INCH LAYER OF VIABLE TOPSOIL ON WHICH A HEALTHY GROWTH OF GRASS SHALL BE ESTABLISHED (UNLESS RIP-RAPPED). THIS LINER SYSTEM SHALL EXTEND FROM THE BOTTOM OF THE POND TO THE ELEVATION OF THE EMERGENCY SPILLWAY. THE LINER PERMEABILITY OF 1 X 10^{-7} CM/SEC SHALL BE VERIFIED BY LAB TESTS ON THREE FIELD SAMPLES OR OTHER EQUIVALENT PROCEDURE ACCEPTABLE TO THE CITY ENGINEER. ADDITIONAL TESTS MAY BE REQUIRED BY THE CITY ENGINEER SHOULD ANY OF THE THREE ORIGINAL TESTS YIELD UNACCEPTABLE RESULTS. ALL THE TESTING SHALL BE ARRANGED AND PAID BY THE DEVELOPER; HOWEVER, THE TESTING LAB SHALL BE CERTIFIED IN THIS AREA OF TESTING AND ACCEPTABLE TO THE CITY ENGINEER.

THE CITY ENGINEER MAY REQUIRE A FULL 12-INCH THICK CLAY LINER WITH A PERMEABILITY OF 1 X 10^{-7} CM/SEC. OR LESS, WHERE CIRCUMSTANCES SUCH AS WATER DEPTH OR NEARBY UTILITIES NECESSITATE A GREATER DEGREE OF ASSURANCE

IN A HEARING HELD ON JULY 26, 2006, AND A DECISION DATED SEPTEMBER 9, 2006, THE CITY OF BETHLEHEM ZONING HEARING BOARD GRANTED THE FOLLOWING RELIEF:

1. A DIMENSIONAL VARIANCE FROM THE SETBACK REQUIREMENTS UNDER SECTION 1319.01 AND APPENDIX A-3 FOR SETBACK ON VINE STREET (REQUIRED SETBACK 20 FEET, PROPOSED IS 0 FEET)
2. A DIMENSIONAL VARIANCE FROM THE SETBACK REQUIREMENTS UNDER SECTION 1319.01 AND APPENDIX A-3 FOR SETBACK ON MORTON STREET (REQUIRED SETBACK 20 FEET, PROPOSED IS 8.65 FEET)
3. A DIMENSIONAL VARIANCE FROM THE SETBACK REQUIREMENTS UNDER SECTION 1319.01 AND APPENDIX A-3 FOR SETBACK ON BRODHEAD AVENUE (REQUIRED SETBACK 20 FEET, PROPOSED IS 7.70 FEET)
4. A DIMENSIONAL VARIANCE FOR THE SIGHT TRIANGLE ACROSS A CORNER UNDER SECTION 1318.06 FOR VINE STREET AND MORTON STREET (REQUIRED 25 FEET, PROPOSED IS 20.00 FEET)
5. A DIMENSIONAL VARIANCE FOR THE SIGHT TRIANGLE ACROSS A CORNER UNDER SECTION 1318.06 FOR BRODHEAD AVENUE AND W. MORTON STREET (REQUIRED 25 FEET, PROPOSED IS 12.50 FEET)
6. A DIMENSIONAL VARIANCE FOR THE MAXIMUM ALLOWABLE DRIVEWAY WIDTH FOR A LOADING AREA UNDER SECTION 1319.05(e)(3) (REQUIRED 35 FEET, PROPOSED IS 100.00 FEET)
7. A DIMENSIONAL VARIANCE FROM THE OFF-STREET PARKING DESIGNS FOR AN OFF-STREET LOADING ZONE BEING A TEMPORARY IMPEDIMENT TO TRAFFIC UNDER SECTIONS 1319.04 AND 1319.05 (e)(2) (SUCH IMPEDIMENTS ARE NOT PERMITTED.)

COMMONWEALTH OF PENNSYLVANIA
:SS
COUNTY OF LEHIGH

I, _____ OF BETHLEHEM AREA SCHOOL DISTRICT, INC., BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____ DEPOSE AND SAY THAT THE ABOVE NAMED SCHOOL DISTRICT IS THE TRUE AND LAWFUL OWNER OF _____ PROPERTY KNOWN AS BROUGHAL MIDDLE SCHOOL, 114 W. MORTON STREET; THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID SCHOOL DISTRICT AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

ON THE _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED.

_____ NOTARY PUBLIC

_____ MY COMMISSION EXPIRES:

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

_____ _____ _____

APPROVED BY THE CITY OF BETHLEHEM PLANNING COMMISSION ON THE _____ DAY OF _____, 20__ .

_____ CHAIRMAN

_____ SECRETARY

REVIEWED BY THE CITY ENGINEER ON _____, 20__ .

_____ CITY ENGINEER

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DRAWN BY: APPROVED:

DO NOT SCALE DRAWINGS.

CONTRACTOR(S) SHALL DETERMINE MEANS & METHODS NECESSARY TO COMPLETE THE WORK DURING THE BIDDING PROCESS.

THE ARCHITECT DOES NOT GUARANTEE INFORMATION INDICATED ON THESE DRAWINGS WHEN OBTAINED FROM EXISTING DOCUMENTS OR DRAWINGS PROVIDED BY OTHERS.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND THE ARCHITECT NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DRAWING WITHOUT ORIGINAL SEAL AND SIGNATURE IS NOT VALID FOR ANY PURPOSE.

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COWAN ASSOCIATES, INC.
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES
120 PENN-AM DRIVE P.O. BOX 949
QUAKERTOWN, PENNSYLVANIA 18951
TELEPHONE (215) 536-7075
FAX (215) 536-1582

ARCHITECTURE FURST
ARCHITECTS & PLANNERS
453 MAIN STREET
BETHLEHEM, PA 18018
610.332.3600 VOICE
610.332.3601 FAX

Bethlehem Area School District

1516 Sycamore Street
Bethlehem, Pa 18018

New Facility

AT

Broughal Middle School

114 West Morton St
Bethlehem, PA 18015
Northampton County

JOB NO.: 21-116
FILE NO.:

DATE: 10-10-06
REVISED: 11-10-06 1-22-07
BID SET 3-30-07

RECORD PLAN

SP1