

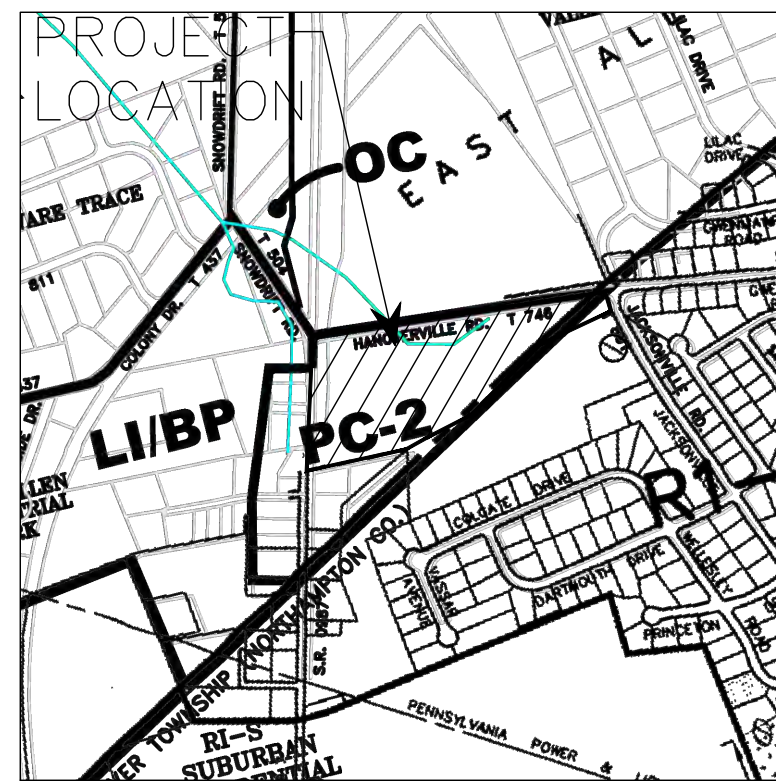
LAND DEVELOPMENT PLANS FOR EAST ALLEN CONVENIENCE & FUELING

6500 HANOVERVILLE ROAD
BETHLEHEM, PA 18017
EAST ALLEN TOWNSHIP
NORTHAMPTON COUNTY

DRAWING INDEX			
DRAWING TITLE		DRAWING NO.	
LAND DEVELOPMENT SET			
*COVER SHEET	LD	1 OF 12	
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DETAILS PLAN #1	LD	8 OF 12	
DETAILS PLAN #2	LD	9 OF 12	
PROFILES PLAN #1	LD	10 OF 12	
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PROFILES PLAN # 3 & TRUCK TURNING TEMPLATES PLAN	LD	12 OF 12	
POST CONSTRUCTION STORMWATER MANAGEMENT SET			
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*DETAILS PLAN 1	PCSM	4 OF 6	
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DETAILS PLAN 3	ES	5 OF 7	
DETAILS PLAN 4	ES	6 OF 7	
SEDIMENT BASIN DETAIL PLAN	ES	7 OF 7	
*PLAN TO BE RECORDED			

GENERAL NOTES:

- NO SEPTIC SYSTEM OR WELL COULD BE FOUND ONSITE.
- BASED ON FEMA PLAN NUMBER 42095C0241E, EFFECTIVE ON 07/16/2014, THERE IS NO FLOODPLAIN AREA ONSITE.
- THERE IS NO PERMANENT AND SEASONAL HIGH WATER TABLE AREAS.
- THERE IS NO WATERCOURSES, OR LAKES.
- THE CITY OF BETHLEHEM WILL NEED TO APPROVE ALL WATER EXTENSIONS/ CONNECTIONS.
- A ONE-HUNDRED-FOOT-WIDE RAISED BERM BUFFER YARD IS REQUIRED TO BE CONSTRUCTED BETWEEN ANY PROPOSED NONRESIDENTIAL USE, NONRESIDENTIAL OVERLAY ZONING OR NONRESIDENTIAL SUBDIVISION ON A LOT WITH AN AREA OF EIGHT ACRES OR MORE AND ANY CONTIGUOUS PROPERTY ZONED TO ALLOW RESIDENTIAL USE, OR WHICH IS ZONED AS AN AGRICULTURAL ZONING DISTRICT (EITHER AGRICULTURAL/RURAL RESIDENTIAL -A/RR, OR AGRICULTURAL - AG). THIS REQUIREMENT SHALL APPLY EVEN IF THE ADJACENT PROPERTY IS IN ANOTHER MUNICIPALITY OR ACROSS A PUBLIC STREET. FOR PROPERTY FRONTAGES ABUTTING ARTERIAL AND/OR COLLECTOR ROADS, THIS REQUIREMENT SHALL BE REDUCED TO A FORTY-FOOT-WIDE RAISED BERM BUFFER YARD.
- A DRIVEWAY ACCESS PERMIT MUST BE OBTAINED FOR THE CONNECTION OF THE DRIVEWAY TO HANOVERVILLE ROAD.



ZONING MAP SCALE: 1"=1,000 ft.

GENERAL NOTES:

- BASED ON FEMA PLAN NUMBER 42095C0241E, EFFECTIVE ON 07/16/2014, THERE IS NO FLOODPLAIN AREA ONSITE.
- BASED ON THE RESULTS OF THE SUBSURFACE INVESTIGATION COMPLETED, PREPARED BY BRAND ENVIRONMENTAL CONSULTING SERVICES, INC., DATED OCTOBER 21, 2019, SUSPECTED CLOSED DEPRESSIONS SHOULD NOT BE CLASSIFIED AS CLOSED DEPRESSION KARST FEATURES. IN ADDITION, THE SUSPECTED SINKHOLE 3 SHOULD NOT BE CLASSIFIED AS A SINKHOLE. THREE SINKHOLES (#1, #2 & #4), LOCATED IN EAST ALLEN TOWNSHIP, AND ONE OUTCROP, LOCATED IN HANOVER TOWNSHIP, WERE CONFIRMED KARST FEATURES AND ARE SHOWN ON THE PLAN. MITIGATION OF THE THREE SINKHOLES PRIOR TO SITE DEVELOPMENT TO PREVENT ACCIDENTAL FILLING DURING SITE DEVELOPMENT ACTIVITIES, THE PROPERTY IS UNDERLAIN BY CARBONATE BEDROCK. THERE IS A POTENTIAL FOR SINKHOLE DEVELOPMENT WITHIN THE PROPERTY AS IS THE CASE IN ALL AREAS UNDERLAIN BY CARBONATE BEDROCK. IF SINKHOLE(S) DEVELOP OR ARE ENCOUNTERED, A PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER WITH EXPERTISE IN SINKHOLE REMEDIATION SHOULD BE CONTACTED IMMEDIATELY AND THE SINKHOLE STABILIZED AS SOON AS POSSIBLE. IF SOFT SOIL ZONES, VOIDS, OR LIMESTONE PINNACLES ARE ENCOUNTERED DURING EXCAVATION OF THE FOUNDATION(S) OR OTHER SITE IMPROVEMENTS SHOULD BE PROPOSED AT A FUTURE DATE. A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO INVESTIGATE AND PROVIDE PROCEDURES FOR MITIGATION INCLUDING AMENDING FOUNDATION DESIGN IF NECESSARY.
- THERE IS NO PERMANENT AND SEASONAL HIGH WATER TABLE AREAS.
- THERE IS NO WATERCOURSES, OR LAKES.

INFILTRATION BASIN SETBACKS DISTANCES:

- ONE HUNDRED FEET FROM WATER SUPPLY WELLS OR 50 FEET IN RESIDENTIAL DEVELOPMENT.
- TEN FEET DOWNGRADE/IN OR 100 FEET UPGRADE/IN FROM BUILDING FOUNDATIONS.
- FIFTY FEET FROM SEPTIC SYSTEM DRAINFIELDS.

EXISTING SLOPES & TEMPORARY CONSTRUCTION EASEMENTS:

THE EXISTING SLOPES AND TEMPORARY CONSTRUCTION EASEMENTS ARE BASED ON THE RECORDED INSTRUMENT NUMBER 2005030412, RECORDED ON 6/6/2005. TO INSTALL ROAD IMPROVEMENTS, THERE IS NO RECORDED INFORMATION ABOUT THE EXTINGUISHMENT OF THE TEMPORARY EASEMENTS.

NOTICES FOR PENNDOT HIGHWAY OCCUPANCY PERMIT REQUIREMENTS:

- DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945, P.L. 1242, NO. 428, KNOWN AS THE "STATE HIGHWAY LAW" (36 P.S. 670-420).
- BUILDING PERMITS SHALL NOT BE ISSUED UNTIL OR AFTER SAID HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED.
- APPROVAL OF THIS PLAN DOES NOT REPRESENT ANY EVALUATION OR ASSURANCE BY EAST ALLEN TOWNSHIP THAT A HIGHWAY OCCUPANCY PERMIT WILL BE ISSUED BY DEPARTMENT OF TRANSPORTATION.
- AT THIS TIME, NO ACCESS FROM AIRPORT ROAD IS PROPOSED.

NOTICE OF ON-LOT SEWAGE PERMIT REQUIREMENTS:

THIS DEVELOPMENT IS TO BE SERVED WITH ON-LOT SEWAGE DISPOSAL SYSTEMS WHICH RELY ON SOILS TO ABSORB SEWAGE EFFLUENT. A PERMIT FOR THE CONSTRUCTION OF AN ON-LOT SEWER SYSTEM MUST BE OBTAINED PRIOR TO THE OBTAINING OF A BUILDING PERMIT. SOME SOIL EVALUATION AND TESTING IS CONDUCTED DURING THE TIME OF THE PREPARATION OF THIS PLAN, BUT PLAN APPROVAL DOES NOT GUARANTEE OR ASSURE THAT A PERMIT FOR THE CONSTRUCTION OF AN ON-LOT SEWER SYSTEM WILL BE ISSUED.

ACT 287 LIST OF UTILITIES

BATH BOROUGH AUTHORITY

RACE & MILL STREETS
BATH, PA. 18014
CONTACT: PHILIP SHUNK

FIRSTENERGY CORP.

C/O ULMIS
1807 INDUSTRIAL DRIVE
CARLISLE, PA. 17013
CONTACT: SHEIKH FAYE

PPL ELECTRIC UTILITIES CORP.

827 HOUSMAN ROAD
ALLENTOWN, PA. 181049392
CONTACT: ROBIN PAYNE BUCHERT

R C N TELECOM SERVICES INC.

1525 VALLEY CENTER PARKWAY
BETHLEHEM, PA. 18017
CONTACT: BOB ROE

AQUA PENNSYLVANIA INC.

50 EAST WOODHAVEN DRIVE
WHITE HAVEN, PA. 18661
CONTACT: DAVID QUINN

VERIZON PENNSYLVANIA INC.

900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
CONTACT: ERNESTINE DRAPER

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

1-800-242-1776



SERIAL NUMBERS

CALL MADE 7-10-2019 (DESIGN STAGE)

AIRPORT ROAD SR0987 EAST ALLEN TOWNSHIP 2019-191-2664
HANOVERVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2663
HANOVERVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2664
JACKSONVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2668
HANOVER TOWNSHIP 2019-191-2669

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY JAAA CONSULTING, LLC.

ENGINEER'S STATEMENT

I, SUE KANDIL, A REGISTERED ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES OF EAST ALLEN TOWNSHIP HAVE BEEN FULLY COMPLIED WITH.

SEAL

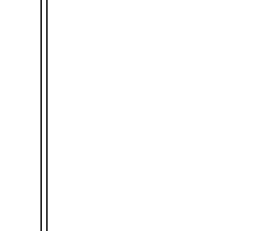


6/16/2025
REGISTERED ENGINEER
SUE KANDIL, P.E.
(PE075468)
JAAA CONSULTING LLC
P.O. BOX 12
FOELSVILLE, PA 18051
PHONE: 610-730-9809
SUEKANDIL3@GMAIL.COM

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM THE RECORDED 6292 HANOVERVILLE ROAD MINOR SUBDIVISION, PLAN BOOK NO. 2024-5, PAGE 733.

SEAL



6/16/2025
REGISTERED LAND SURVEYOR
JOHN A. COOK, PLS
(SU042001E)
BETHLEHEM, PA18017
PHONE: 484-239-3293
JCOOKRGC@GMAIL.COM

STATEMENT OF INTENT:

IT IS THE INTENT OF THE APPLICANT TO CONSTRUCT A CONVENIENCE STORE/GAS STATION ON THE SITE.

RECORDING PLAN NOTE:

THE SIGNATURE BLOCKS ON THIS PLAN SHEET ARE APPLICABLE TO ALL PLAN SHEETS TO BE RECORDED.

CLEAR SIGHT TRIANGLE NOTE:

ON A CORNER LOT, WITHIN CLEAR SIGHT TRIANGLE, NOTHING SHALL BE ERRECTED, PLACED, OR ALLOWED TO GROW TO A HEIGHT IN EXCESS OF TWO FEET ABOVE THE CENTER LINE GRADES OF THE INTERSECTING STREETS.

SITE DATA

OWNER/DEVELOPER:	AIRPORT ROAD PARTNERS LP 1177 6th STREET WHITEHALL, PA 18052		
PARID:	M5 5 1 0508		
PROPOSED NUMBER OF LOTS AND USE:	1	CONVENIENCE STORE/GAS STATION (PERMITTED USE)	
LOT AREA GROSS:	698,673.987	SF	16.0393 AC
LOT AREA NET:	685,201.709	SF	15.7301 AC
ZONING DISTRICT:	PC-2 LIMITED PLANNED COMMERCIAL		
	REQUIRED WITH ON-LOT SEWER AND PUBLIC WATER SUPPLY SYSTEM		
MINIMUM LOT AREA (AC):	1	PROVIDED	15.73
MINIMUM LOT WIDTH (FT):	130	≥	130
MINIMUM FRONT YARD (FT):	40	≥	40
MINIMUM SIDES TO LOT LINES (FT):	15	≥	15
MINIMUM REAR TO LOT LINES (FT):	20	≥	20
MAX. BUILDING HEIGHT (FT):	35	≤	35
MINIMUM COMMON OPEN SPACE:	10%	≥	10%
MAX. BUILDING COVERAGE:	30%	≤	35%
MAX. LOT COVERAGE:	40%	≤	37%
WATER	PUBLIC		
SEWER	ON-LOT SYSTEM		

PRIVATELY OWNED STORMWATER BMP'S OPERATION AND MAINTENANCE RESPONSIBILITY: THE OWNER, AIRPORT ROAD PARTNERS LP, SHALL MAINTAIN AND OPERATE THE POST CONSTRUCTION STORMWATER BMP'S IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN. THE OWNER'S DEED, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE OWNERS, HEREBY GRANTS A BLANK EASEMENT FOR THE TOWNSHIP TO ACCESS THE SITE FOR INSPECTION ONLY OF THE PROPOSED BMP'S.

APPROVED BY THE EAST ALLEN TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____ DATE _____

APPROVED BY THE EAST ALLEN TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN _____ SECRETARY _____ DATE _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION (LVPC).

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

RECORDED PLAN

"RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK NO. _____ PAGE _____."

OWNER'S ACKNOWLEDGMENT.

COMMONWEALTH OF PENNSYLVANIA/
/ SS
COUNTY OF NORTHAMPTON /

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ABRAHAM ATYEH WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF AIRPORT ROAD PARTNERS LP

AND THAT HE AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN PLAN AND ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE IMPROVEMENTS, HIGHWAYS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MANAGER OF AIRPORT ROAD PARTNERS LP.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (NOTARY SEAL)"

OWNER'S STATEMENT

WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY WE ARE THE SOLE OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS, PENDING AFFECTING THE TITLE OF SAME, HEREBY DEDICATE TO THE TOWNSHIP OF EAST ALLEN FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. WE DO FURTHER DEPOSE AND SAY THAT WE HAVE COMPLIED WITH ALL REQUIREMENTS AND PROVISIONS OF THE EAST ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF EAST ALLEN AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

_____ OWNERS' SIGNATURES SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____

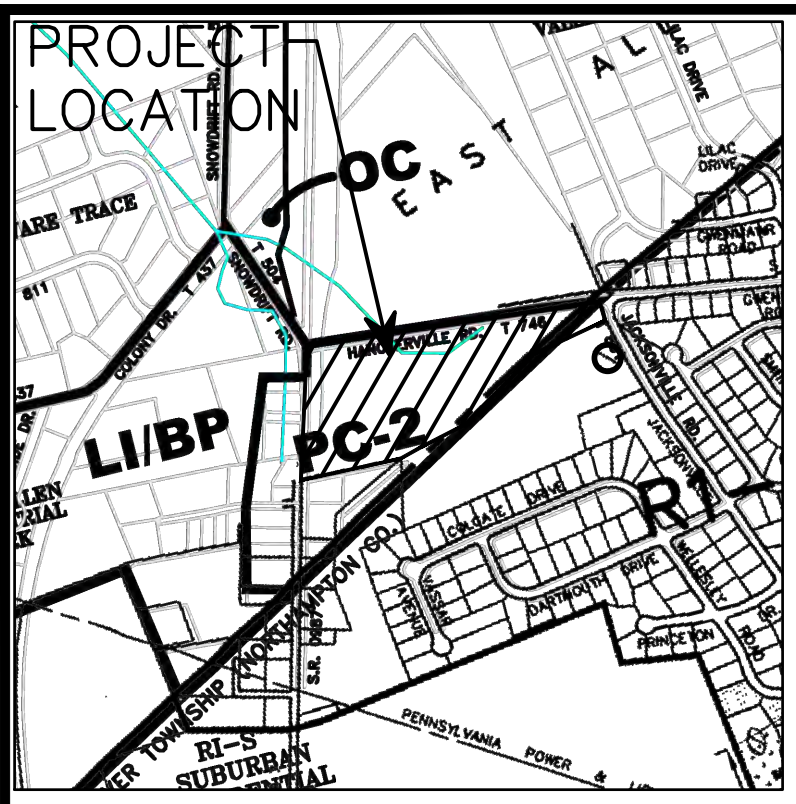
PRELIMINARY PLAN

DATE	REVISIONS



JAAA CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 12, FOELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM

PROJECT TITLE:	EAST ALLEN CONVENIENCE & FUELING OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052
DRAWING TITLE:	COVER PLAN
PLAN: LD 1 of 12	PROJECT: JAAA250220
	DATE: 7/7/2025
	SCALE: AS NOTED
	DESIGNED BY: SK
	CHECKED BY: SK



CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STAY CALL
 1-800-242-1776
 Know what's below. Call before you dig.

811
 SERIAL NUMBERS CALL MADE 7-10-2019 (DESIGN STAGE)
 AIRPORT ROAD SR0987 EAST ALLEN TOWNSHIP 2019-191-2664
 HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2663
 HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2664
 JACKSONVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2668
 HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2669

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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY JAAA CONSULTING, LLC.

SURVEYOR'S CERTIFICATION
 I, SUE KANDIL, A REGISTERED ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES OF EAST ALLEN TOWNSHIP HAVE BEEN FULLY COMPLIED WITH.

5/22/2025 REGISTERED LAND SURVEYOR JOHN A. COOK, PLS (SU042001E) BETHLEHEM, PA 18017 PHONE: 610-730-9809 JCOOKRGC@GMAIL.COM

ENGINEER'S STATEMENT
 I, SUE KANDIL, A REGISTERED ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES OF EAST ALLEN TOWNSHIP HAVE BEEN FULLY COMPLIED WITH.

5/22/2025 REGISTERED ENGINEER SUE KANDIL, P.E. (PE075468) JAAA CONSULTING LLC P.O. BOX 12 FOGELSVILLE, PA 18051 PHONE: 610-730-9809 SUEKANDIL3@GMAIL.COM

OWNER'S ACKNOWLEDGMENT.
 COMMONWEALTH OF PENNSYLVANIA / SS COUNTY OF NORTHAMPTON /
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ABRAHAM ATIYEH WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER OF AIRPORT ROAD PARTNERS LP
 AND THAT HE AS SUCH MANAGER, BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN PLAN AND ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE IMPROVEMENTS, HIGHWAYS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS MANAGER OF AIRPORT ROAD PARTNERS LP.
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC (NOTARY SEAL)

SITE DATA

OWNER/DEVELOPER: AIRPORT ROAD PARTNERS LP
 1177 6th STREET WHITEHALL, PA 18052
 PARID: M5 5 10508
 PROPOSED NUMBER OF LOTS AND USE: 1 CONVENIENCE STORE/GAS STATION (PERMITTED USE)

LOT AREA GROSS: 698,673.987 SF 16.0399 AC
 LOT AREA NET: 685,201.709 SF 15.7301 AC
 ZONING DISTRICT: PC-2 LIMITED PLANNED COMMERCIAL

REQUIRED WITH ON-LOT SEWER AND PUBLIC WATER SUPPLY SYSTEM PROVIDED

MINIMUM LOT AREA (AC): 1 15.73
 MINIMUM LOT WIDTH (FT): 130 ≥ 130
 MINIMUM FRONT YARD (FT): 40 ≥ 40
 MINIMUM SIDES TO LOT LINES (FT): 15 ≥ 15
 MINIMUM REAR TO LOT LINES (FT): 20 ≥ 20
 MAX. BUILDING HEIGHT (FT): 35 ≤ 35
 MINIMUM COMMON OPEN SPACE: 10% ≥ 10%
 MAX. BUILDING COVERAGE: 30% 1%
 MAX. LOT COVERAGE: 40% 37%
 WATER PUBLIC
 SEWER ON-LOT SYSTEM

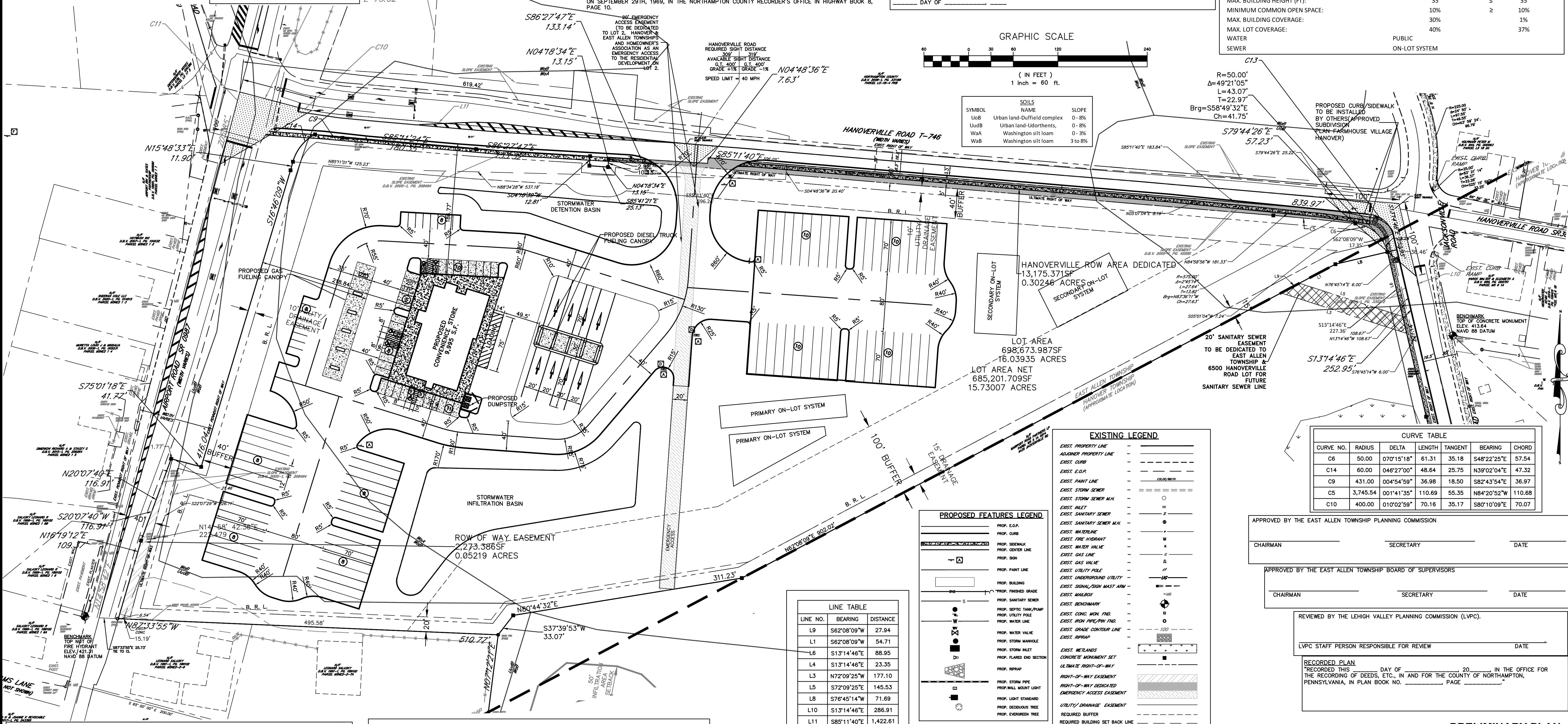
ZONING MAP
 SCALE: 1"=1,000 ft.

NOTES

1. PROPERTY OWNER'S NAMES, DEED REFERENCES, AND TAX PARCEL IDENTIFIER INFORMATION SHOWN HEREON IS BASED ON NORTHAMPTON COUNTY TAX MAP RECORDS AS OF MAY 22, 2025 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
2. THE PROPERTY LINE INFORMATION SHOWN HEREON WAS TAKEN FROM THE RECORDED 6292 HANOVERVILLE ROAD MINOR SUBDIVISION, PLAN BOOK NO. 2024-5, PAGE 733.
3. THIS SURVEY AND PLAN WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH SEARCH MIGHT DISCLOSE.
4. THE LEGAL RIGHT-OF-WAY ON SR 0987 FROM SEG 0030, OFFSET 2376) TO SEG 0040 OFFSET 0000 IS VARIES, BASED ON PLAN OF LR 48048, SECTION 04P R/W, SIGNED ON MAY 3, 2005, AND RECORDED ON MAY 3, 2005, IN THE NORTHAMPTON COUNTY RECORDER'S OFFICE IN MAP BOOK 2005-5, PAGE 300. THE LEGAL RIGHT-OF-WAY ON SR 0987 FROM SEG 0040, OFFSET 0000) TO SEG 0040 OFFSET 0480 IS VARIES, BASED ON PLAN OF LR 48048, SECTION 3R/W, SIGNED ON SEPTEMBER 23, 1969, AND RECORDED ON SEPTEMBER 29TH, 1969, IN THE NORTHAMPTON COUNTY RECORDER'S OFFICE IN HIGHWAY BOOK 8, PAGE 10.

OWNER'S STATEMENT
 WE, THE OWNERS OF THIS PLAT OF LAND BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY WE ARE THE SOLE OWNERS OF THIS PROPERTY IN PEACEFUL POSSESSION OF IT AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, HEREBY DEDICATE TO THE TOWNSHIP OF EAST ALLEN FOR PUBLIC USE ALL THE ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS AND RIGHTS-OF-WAY OF PUBLIC IMPROVEMENTS SUCH AS SEWER LINES AND STORM DRAINAGE FACILITIES AS SHOWN ON THIS SUBDIVISION PLAN. WE DO FURTHER DEPOSE AND SAY THAT WE HAVE COMPLIED WITH ALL REQUIREMENTS AND PROVISIONS OF THE EAST ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND SHALL SAVE THE TOWNSHIP HARMLESS AND INDEMNIFY THE TOWNSHIP OF EAST ALLEN AGAINST ANY LIABILITY OR LOSS RESULTING FROM THE SUBDIVISION OF THIS PLAT FOR WHATEVER REASON PRESENT OR FUTURE.

OWNERS SIGNATURES SWORN AND SUBSCRIBED BEFORE THIS DAY OF _____



PARKING CALCULATIONS:

REQUIRED FOR PARKING SPACES FOR CONVENIENCE STORE	REQUIRED	PROVIDED
1 SPACER PER 150 SF	9,995 SF	66.63
1 SPACER PER 2 EMPLOYEES	10 EMPLOYEES	5
CAR PARKING SPACES =		50
TRAILER PARKING SPACES =		72
TOTAL PARKING SPACES =		122

PROPOSED SIGN TABLE

SYMBOL	DESCRIPTION	MESSAGE	WIDTH	HEIGHT	QUANTITY
A	R1-1	STOP	30"	30"	5
B	R7-8	RESERVED PARKING (HANDICAP)	12"	18"	6
C	R7-8P	VAN ACCESSIBLE	12"	6"	4
D	RS-101	EMERGENCY AND AUTHORIZED VEHICLES ONLY	24"	30"	2

LINE TABLE

LINE NO.	BEARING	DISTANCE
L9	S62°08'09"W	27.94
L1	S62°08'09"W	54.71
L6	S13°14'46"E	88.95
L4	S13°14'46"E	23.35
L3	N72°09'25"W	177.10
L5	S72°09'25"E	145.53
L8	S76°45'14"W	71.69
L10	S13°14'46"E	286.91
L11	S85°11'40"E	1,422.61

JAAA CONSULTING, LLC
 LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
 P.O. BOX 12, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM

PRELIMINARY PLAN

PROJECT TITLE: EAST ALLEN CONVENIENCE & FUELING
 OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
 OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

DRAWING TITLE: RECORD PLAN

PLAN: LD 2 of 12
 PROJECT: JAAA250220
 DATE: 7/7/2025
 SCALE: AS NOTED
 DESIGNED BY: SK
 CHECKED BY: SK

APPROVED BY THE EAST ALLEN TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____ DATE _____

APPROVED BY THE EAST ALLEN TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN _____ SECRETARY _____ DATE _____

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION (LVPC).

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____ DATE _____

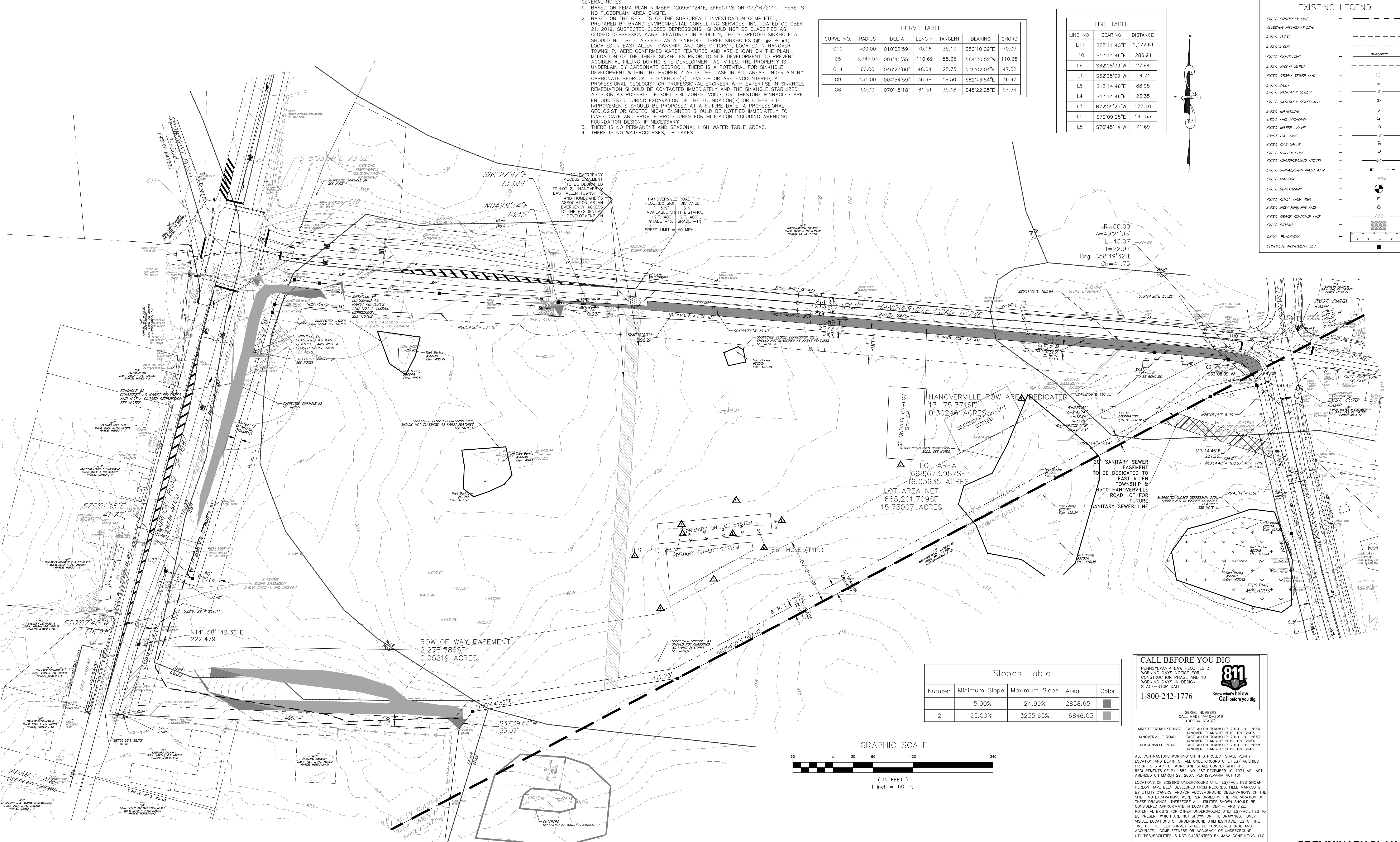
RECORDED PLAN
 RECORDED THIS _____ DAY OF _____, 20____, IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK NO. _____, PAGE _____

- GENERAL NOTES:
1. BASED ON FEMA PLAN NUMBER 42095C0241E, EFFECTIVE ON 07/16/2014, THERE IS NO FLOODPLAIN AREA ON-SITE.
 2. BASED ON THE RESULTS OF THE SUBSURFACE INVESTIGATION COMPLETED, PREPARED BY BRAND ENVIRONMENTAL CONSULTING SERVICES, INC., DATED OCTOBER 21, 2019, SUSPECTED CLOSED DEPRESSIONS SHOULD NOT BE CLASSIFIED AS CLOSED DEPRESSION KARST FEATURES. IN ADDITION, THE SUSPECTED SINKHOLE 3 SHOULD NOT BE CLASSIFIED AS A SINKHOLE. THREE SINKHOLES (#1, #2 & #4), LOCATED IN EAST ALLEN TOWNSHIP, AND ONE OUTCROP, LOCATED IN HANOVER TOWNSHIP, WERE CONFIRMED KARST FEATURES AND ARE SHOWN ON THE PLAN. MITIGATION OF THE THREE SINKHOLES PRIOR TO SITE DEVELOPMENT TO PREVENT ACCIDENTAL FILLING DURING SITE DEVELOPMENT ACTIVITIES. THE PROPERTY IS UNDERLAIN BY CARBONATE BEDROCK. THERE IS A POTENTIAL FOR SINKHOLE DEVELOPMENT WITHIN THE PROPERTY AS IS THE CASE IN ALL AREAS UNDERLAIN BY CARBONATE BEDROCK. IF SINKHOLE(S) DEVELOP OR ARE ENCOUNTERED, A PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER WITH EXPERTISE IN SINKHOLE REMEDIATION SHOULD BE CONTACTED IMMEDIATELY AND THE SINKHOLE STABILIZED AS SOON AS POSSIBLE. IF SOFT SOIL ZONES, VOIDS, OR LIMESTONE PINNACLES ARE ENCOUNTERED DURING EXCAVATION OF THE FOUNDATION(S) OR OTHER SITE IMPROVEMENTS SHOULD BE PROPOSED AT A FUTURE DATE. A PROFESSIONAL GEOLOGIST OR GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO INVESTIGATE AND PROVIDE PROCEDURES FOR MITIGATION INCLUDING AMENDING FOUNDATION DESIGN IF NECESSARY.
 3. THERE IS NO PERMANENT AND SEASONAL HIGH WATER TABLE AREAS.
 4. THERE IS NO WATERCOURSES, OR LAKES.

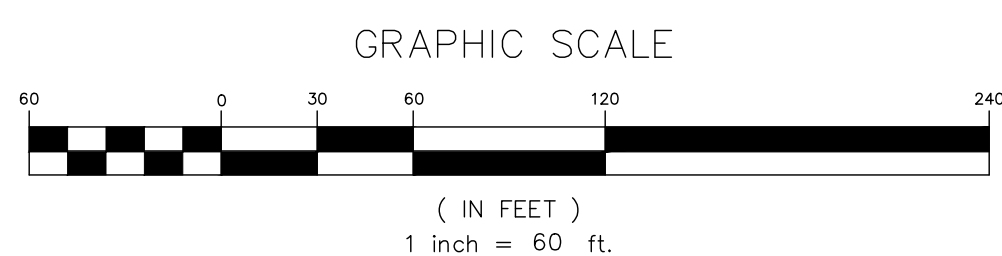
CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
C10	400.00	01°02'59"	70.16	35.17	S80°10'09"E	70.07
C5	3,745.54	001°41'35"	110.69	55.35	N84°20'52"W	110.68
C14	60.00	046°27'00"	48.64	25.75	N39°02'04"E	47.32
C9	431.00	004°54'59"	36.98	18.50	S82°43'54"E	36.97
C6	50.00	070°15'18"	61.31	35.18	S48°22'25"E	57.54

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L11	S85°11'40"E	1,422.61
L10	S13°14'46"E	286.91
L9	S62°08'09"W	27.94
L1	S62°08'09"W	54.71
L6	S13°14'46"E	88.95
L4	S13°14'46"E	23.35
L3	N72°09'25"W	177.10
L5	S72°09'25"E	145.53
L8	S76°45'14"W	71.69

EXISTING LEGEND	
EXIST. PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXIST. CURB	---
EXIST. E.G.P.	---
EXIST. PAINT LINE	---
EXIST. STORM SEWER	---
EXIST. STORM SEWER M.H.	○
EXIST. INLET	○
EXIST. SANITARY SEWER	---
EXIST. SANITARY SEWER M.H.	○
EXIST. WATERLINE	---
EXIST. FINE HYDRANT	---
EXIST. WATER VALVE	---
EXIST. GAS LINE	---
EXIST. GAS VALVE	---
EXIST. UTILITY POLE	---
EXIST. UNDERGROUND UTILITY	---
EXIST. SIGNAL/SIGN MAST ARM	---
EXIST. MAILBOX	---
EXIST. BENCHMARK	---
EXIST. CONC. MON. FND.	---
EXIST. IRON PIPE/PIN FND.	---
EXIST. GRADE CONTOUR LINE	---
EXIST. RIPRAP	---
EXIST. WETLANDS	---
CONCRETE MONUMENT SET	---



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	24.99%	2858.65	█
2	25.00%	32.35.65%	16846.03	█



CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
1-800-242-1776
Know what's below. Call before you dig.

SOILS		
SYMBOL	NAME	SLOPE
UoB	Urban land-Duffield complex	0 - 8%
UudB	Urban land-Urdorhents,	0 - 8%
WaA	Washington silt loam	0 - 3%
WaB	Washington silt loam	3 to 8%

<p>JAAA CONSULTING, LLC LAND DEVELOPMENT /SITE/CIVIL ENGINEERING P.O. BOX 12, FOGELSVILLE, PA 18051 PHONE: 610-730-9809 E-MAIL: SUEKANDIL3@GMAIL.COM</p>	<p>PROJECT TITLE: EAST ALLEN CONVENIENCE & FUELING OWNER/DEVELOPER NAME AIRPORT ROAD PARTNERS LP OWNER/DEVELOPER ADDRESS 1177 6th STREET, WHITEHALL, PA 18052</p>	<p>DRAWING TITLE: EXISTING FEATURE PLAN</p>	<p>PLAN: LD 3 of 12 PROJECT: JAA250220 DATE: 7/7/2025 SCALE: AS NOTED DESIGNED BY: SK CHECKED BY: SK</p>
	<p>6500 HANOVERVILLE ROAD BETHLEHEM, PA 18017 EAST ALLEN TOWNSHIP NORTHAMPTON COUNTY</p>	<p>PRELIMINARY PLAN</p>	

- PCSM BMPs
THE PROJECT IS PROPOSING TO USE THE FOLLOWING PCSM BMPs TO MEET THE REQUIREMENTS OF VOLUME AND WATER QUALITY CONTROL:
- A. STRUCTURAL BMPs:
 1. VEGETATED SWALE #1-BMP #1 ((BMP 6.4.8)
 2. VEGETATED SWALE #2-BMP #2 ((BMP 6.4.8)
 3. VEGETATED SWALE #3-BMP #3 ((BMP 6.4.8)
 4. VEGETATED SWALE #4-BMP #4 ((BMP 6.4.8)
 5. VEGETATED SWALE #5-BMP #5 ((BMP 6.4.8)
 6. INFILTRATION BASIN-BMP #6 ((BMP 6.4.2)
 7. DETENTION POND-BMP #7 ((BMP 6.6.3)
 - B. NON-STRUCTURAL BMPs:
 8. RE-VEGETATE / RE-Forest DISTURBED AREAS (NATIVE SPECIES) (BMP 5.6.3)

- NOTES:
1. ALL PROPOSED ELECTRICAL UTILITIES, INCLUDING ELECTRIC POWER, TELEPHONE AND TELEVISION CABLE LINES, SHALL BE PLACED UNDERGROUND, WHERE FEASIBLE.
 2. ALL EXISTING UTILITIES LOCATIONS HAVE BEEN APPROXIMATED AND SHALL BE FIELD VERIFIED AT TIME OF CONSTRUCTION PRIOR TO INSTALLATION.
 3. ALL INLETS SHALL BE LABELED WITH AN EMBEDDED PLASTIC DISK INDICATING A PROHIBITION AGAINST POLLUTANTS.
 4. ALL FIRE HYDRANTS TO USE 5" STORZ ADAPTERS.
- INFILTRATION BASIN SETBACKS DISTANCES:
EAST ALLEN TOWNSHIP
(A) ONE HUNDRED FEET FROM WATER SUPPLY WELLS OR 50 FEET IN RESIDENTIAL DEVELOPMENT.
(B) TEN FEET DOWNGRADIENT OR 100 FEET UPGRADIENT FROM BUILDING FOUNDATIONS.
(C) FIFTY FEET FROM SEPTIC SYSTEM DRAINFIELDS

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811
Know what's below.
Call before you dig.

1-800-242-1776

SERIAL NUMBERS
CALL MADE 7-10-2019
(DESIGN STAGE)

AIRPORT ROAD SR0987 EAST ALLEN TOWNSHIP 2019-191-2664
HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2665
HANOVERVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2653
JACKSONVILLE ROAD HANOVER TOWNSHIP 2019-191-2654
JACKSONVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2668
HANOVER TOWNSHIP 2019-191-2669

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE.

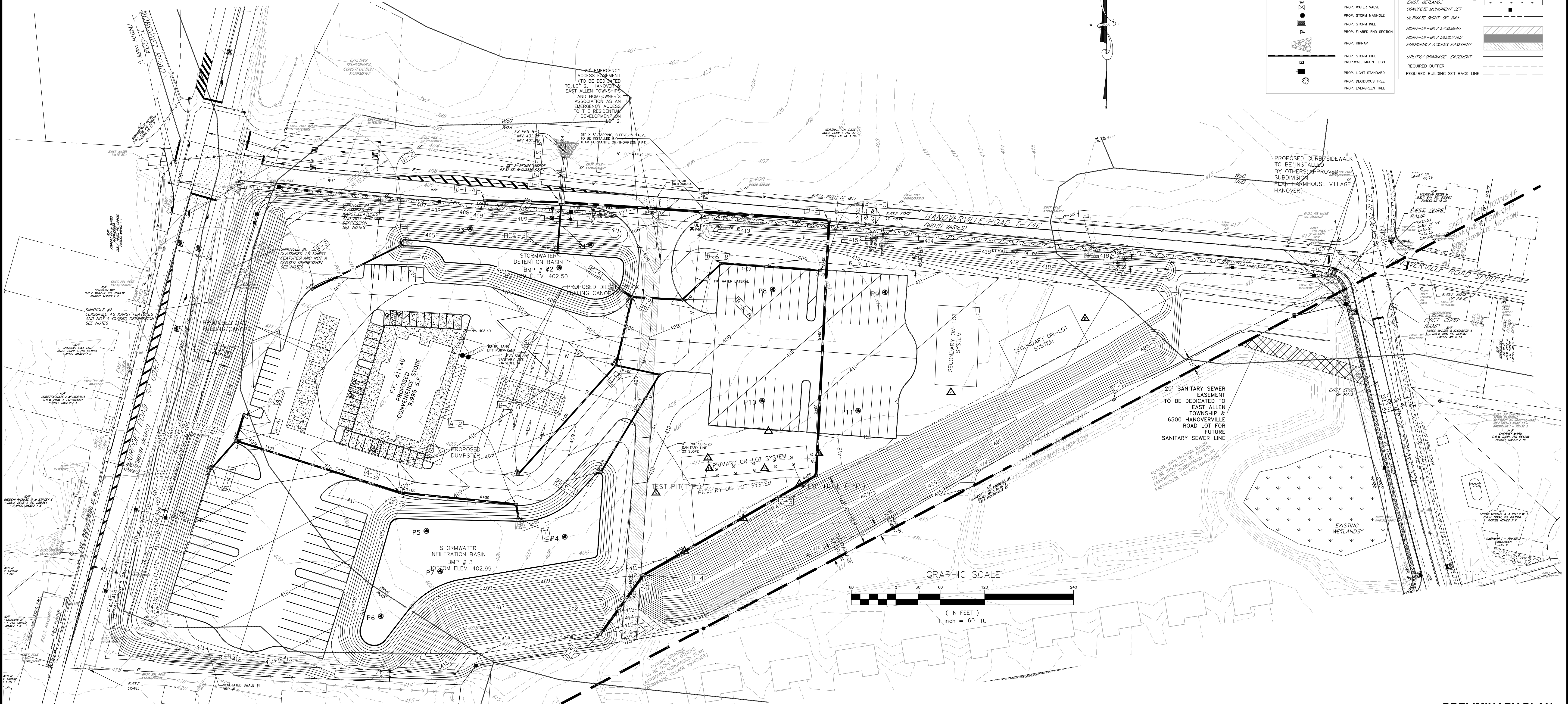
POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OF ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY PENN TECHNOLOGY CONSULTING, LLC.

EXISTING LEGEND

- EXIST. PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXIST. CURB
- EXIST. E.O.P.
- EXIST. PAINT LINE
- EXIST. STORM SEWER
- EXIST. STORM SEWER MAN
- EXIST. INLET
- EXIST. SANITARY SEWER
- EXIST. SANITARY SEWER M.H.
- EXIST. WATERLINE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. UTILITY POLE
- EXIST. UNDERGROUND UTILITY
- EXIST. SIGNAL/SIGN MAST ARM
- EXIST. MAILBOX
- EXIST. BENCHMARK
- EXIST. CONC. MON. FND.
- EXIST. IRON PIPE/PIV FND.
- EXIST. GRADE CONTOUR LINE
- EXIST. RIPRAP
- EXIST. METLANDS
- CONCRETE MONUMENT SET
- ULTIMATE RIGHT-OF-WAY
- RIGHT-OF-WAY EASEMENT
- RIGHT-OF-WAY DEDICATED
- EMERGENCY ACCESS EASEMENT
- UTILITY/ DRAINAGE EASEMENT
- REQUIRED BUFFER
- REQUIRED BUILDING SET BACK LINE

PROPOSED FEATURES LEGEND

- PROP. E.O.P.
- PROP. CURB
- PROP. SIDEWALK
- PROP. CENTER LINE
- PROP. SIGN
- PROP. PAINT LINE
- PROP. BUILDING
- PROP. FINISHED GRADE
- PROP. SANITARY SEWER
- PROP. SEPTIC TANK/PUMP
- PROP. UTILITY POLE
- PROP. WATER LINE
- PROP. WATER VALVE
- PROP. STORM INLET
- PROP. STORM MANHOLE
- PROP. STORM INLET SECTION
- PROP. RIPRAP
- PROP. STORM PIPE
- PROP. WALL MOUNT LIGHT
- PROP. LIGHT STANDARD
- PROP. DECIDUOUS TREE
- PROP. EVERGREEN TREE



DATE	REVISIONS

JAAA CONSULTING, LLC
LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
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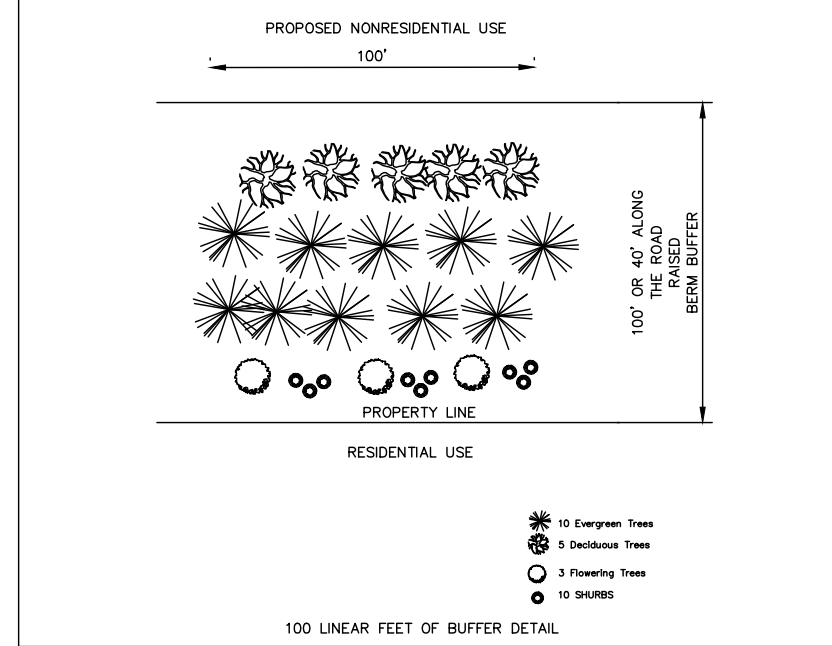
PROJECT TITLE:
EAST ALLEN CONVENIENCE & FUELING
OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

8500 HANOVERVILLE ROAD
BETHLEHEM, PA 18017
EAST ALLEN TOWNSHIP
NORTHAMPTON COUNTY

DRAWING TITLE:
GRADING & UTILITY PLAN

PLAN: LD 4 of 12
PROJECT: JAAA250220
DATE: 7/7/2025
SCALE: AS NOTED
DESIGNED BY: SK
CHECKED BY: SK

PRELIMINARY PLAN



BUFFER PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SPEC
	135	Cucumber Tree Magnolia (Deciduous PA Native)	Magnolia Acuminata	B & B
	270	White Pine (Evergreen PA Native)*	Pinus Strobus	B & B
	81	Flowering Dogwood (Deciduous PA Native)	Cornus Florida	B & B
	270	Sweet Pepperbush	Clethra Alnifolia	B & B
	405			

STREET TREE SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SPEC
	Ar	10	American Red Maple (Deciduous PA Native)	Acer Rubrum	B & B
	Qp	10	Pin Oak (Deciduous PA Native)	Quercus Palustris	B & B

SPECIAL ONE-HUNDRED-FOOT-WIDE RAISED BERM BUFFER YARD REQUIREMENT.

A ONE-HUNDRED-FOOT-WIDE RAISED BERM BUFFER YARD SHALL BE CONSTRUCTED BETWEEN ANY PROPOSED NONRESIDENTIAL USE, NONRESIDENTIAL OVERLAY ZONING OR NONRESIDENTIAL SUBDIVISION ON A LOT WITH AN AREA OF EIGHT ACRES OR MORE (EXCEPT AND EXCLUDING ANY PROPOSED GENERAL AGRICULTURE USE, WHICH PROPOSED USE IS EXEMPTED FROM THIS REQUIREMENT) AND ANY CONTIGUOUS PROPERTY ZONED TO ALLOW RESIDENTIAL USE OR WHICH IS ZONED AS AN AGRICULTURAL ZONING DISTRICT (EITHER AGRICULTURAL/RURAL RESIDENTIAL - A/RR, OR AGRICULTURAL - AG). THIS REQUIREMENT SHALL APPLY EVEN IF THE ADJACENT PROPERTY IS IN ANOTHER MUNICIPALITY OR ACROSS A PUBLIC STREET. FOR PROPERTY FRONTAGES ABUTTING ARTERIAL AND/OR COLLECTOR ROADS, THIS REQUIREMENT SHALL BE REDUCED TO A FORTY-FOOT-WIDE RAISED BERM BUFFER YARD.

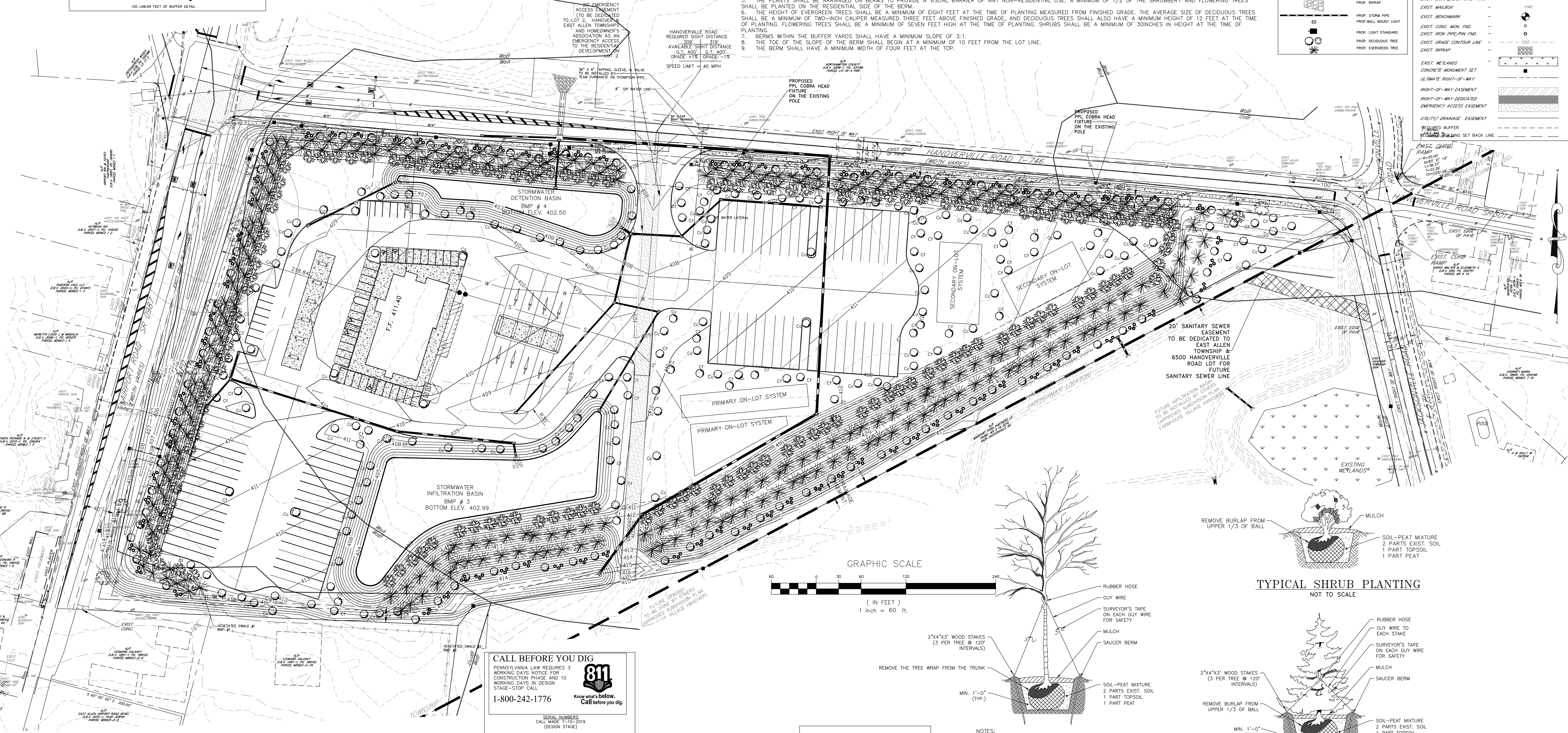
- THE BUFFER YARD SHALL BE LANDSCAPED WITH VEGETATIVE GROUND COVER AND EVERGREEN AND DECIDUOUS TREES, FLOWERING TREES, AND SHRUBS.
- THE BUFFER YARD SHALL BE A LANDSCAPED AREA FREE OF ROADS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, STORAGE, BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT FOR EMERGENCY ACCESS ROADS OR PATHWAYS AND/OR SIDEWALKS OR DRAINAGE AND/OR UTILITY FACILITIES AS MAY BE REQUIRED BY TOWNSHIP ORDINANCES OR FIRE OR SAFETY REGULATIONS AND/OR AS MAY BE REQUIRED AND/OR APPROVED BY THE BOARD OF SUPERVISORS.
- THE RAISED BERM IN THE BUFFER YARD MAY BE UNUNDULATING BUT SHALL HAVE AN AVERAGE HEIGHT OF 14 FEET OR AS OTHERWISE APPROVED BY THE BOARD OF SUPERVISORS DURING SITE OR LAND DEVELOPMENT PLAN REVIEW. FOR PROPERTY FRONTAGES ABUTTING ARTERIAL AND/OR COLLECTOR ROADS, THIS REQUIREMENT SHALL BE REDUCED TO AN AVERAGE HEIGHT OF FOUR FEET.
- MINIMUM TREE REQUIREMENTS.
 - THE TREES AND SHRUBS SHALL BE PLANTED IN THE FOLLOWING MINIMUM AMOUNTS PER 100 LINEAR FEET OF BUFFER, AS MEASURED PARALLEL TO THE BUFFER YARD.
 - TEN EVERGREEN TREES.
 - FIVE DECIDUOUS TREES.
 - THREE FLOWERING TREES.
 - TEN SHRUBS.
 - THIS LANDSCAPING SHALL BE PROVIDED IN ADDITION TO ANY LANDSCAPING REQUIRED BY OTHER TOWNSHIP REGULATIONS, EXCEPT THOSE REQUIRED SPECIFICALLY AS A BUFFER SCREEN.
- THE PLANTS SHALL BE ARRANGED ON BERMS TO PROVIDE A VISUAL BARRIER OF ANY NON-RESIDENTIAL USE. A MINIMUM OF 1/2 OF THE SHRUBBERY AND FLOWERING TREES SHALL BE PLANTED ON THE RESIDENTIAL SIDE OF THE BERM.
- THE HEIGHT OF EVERGREEN TREES SHALL BE A MINIMUM OF EIGHT FEET AT THE TIME OF PLANTING MEASURED FROM FINISHED GRADE. THE AVERAGE SIZE OF DECIDUOUS TREES SHALL BE A MINIMUM OF TWO-INCH CALIPER MEASURED THREE FEET ABOVE FINISHED GRADE, AND DECIDUOUS TREES SHALL ALSO HAVE A MINIMUM HEIGHT OF 12 FEET AT THE TIME OF PLANTING. FLOWERING TREES SHALL BE A MINIMUM OF SEVEN FEET HIGH AT THE TIME OF PLANTING.
- BERMS WITHIN THE BUFFER YARDS SHALL HAVE A MINIMUM SLOPE OF 3:1.
- THE TOE OF THE SLOPE OF THE BERM SHALL BEGIN AT A MINIMUM OF 10 FEET FROM THE LOT LINE.
- THE BERM SHALL HAVE A MINIMUM WIDTH OF FOUR FEET AT THE TOP.

PROPOSED FEATURES LEGEND

- PROP. E.O.P.
- PROP. CURB
- PROP. SIDEWALK
- PROP. CENTER LINE
- PROP. SIGN
- PROP. PAINT LINE
- PROP. BUILDING
- PROP. FINISHED GRADE
- PROP. SANITARY SEWER
- PROP. SEPTIC TANK/PUMP
- PROP. UTILITY POLE
- PROP. WATER LINE
- PROP. WATER VALVE
- PROP. STORM MANHOLE
- PROP. STORM INLET
- PROP. FLOORED INLET SECTION
- PROP. RIPRAP
- PROP. STORM PIPE
- PROP. WALL MOUNT LIGHT
- PROP. LIGHT STANDARD
- PROP. DECIDUOUS TREE
- PROP. EVERGREEN TREE

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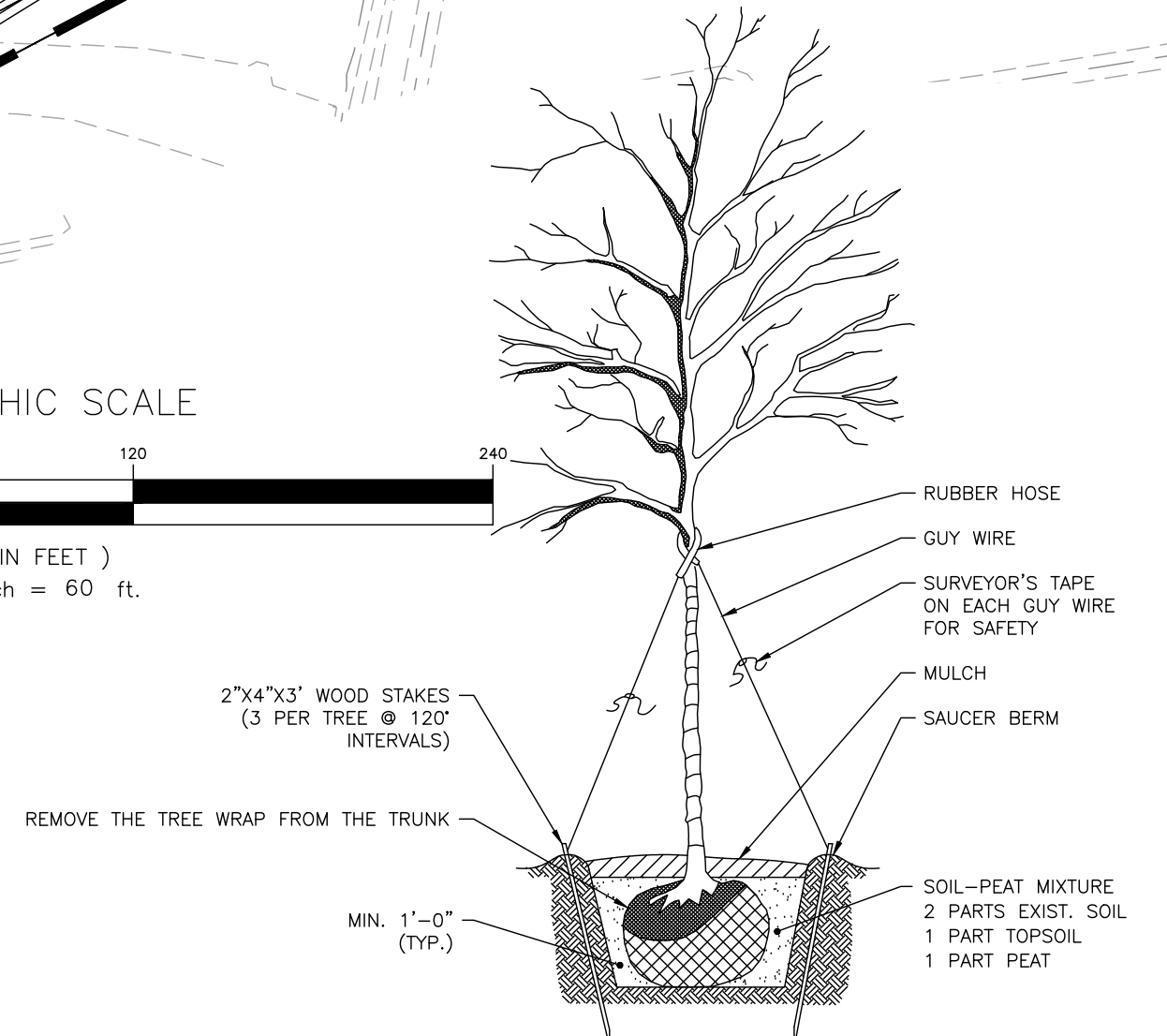
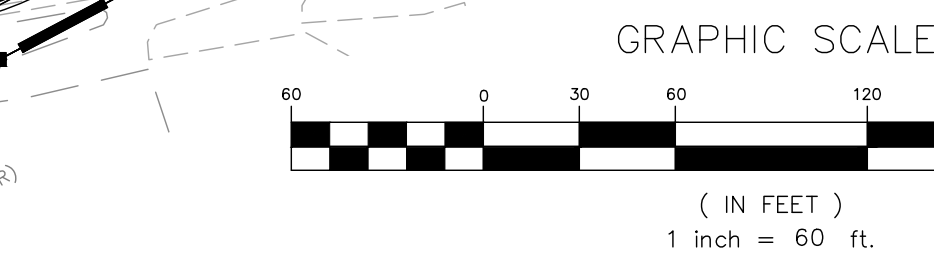


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811
 SERIAL NUMBERS CALL MADE 7-10-2019 (DESIGN STAGE)
 AIRPORT ROAD S90987 EAST ALLEN TOWNSHIP 2019-191-2664
 HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2665
 HANOVERVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2664
 JACKSONVILLE ROAD EAST ALLEN TOWNSHIP 2019-191-2668
 HANOVER TOWNSHIP 2019-191-2669

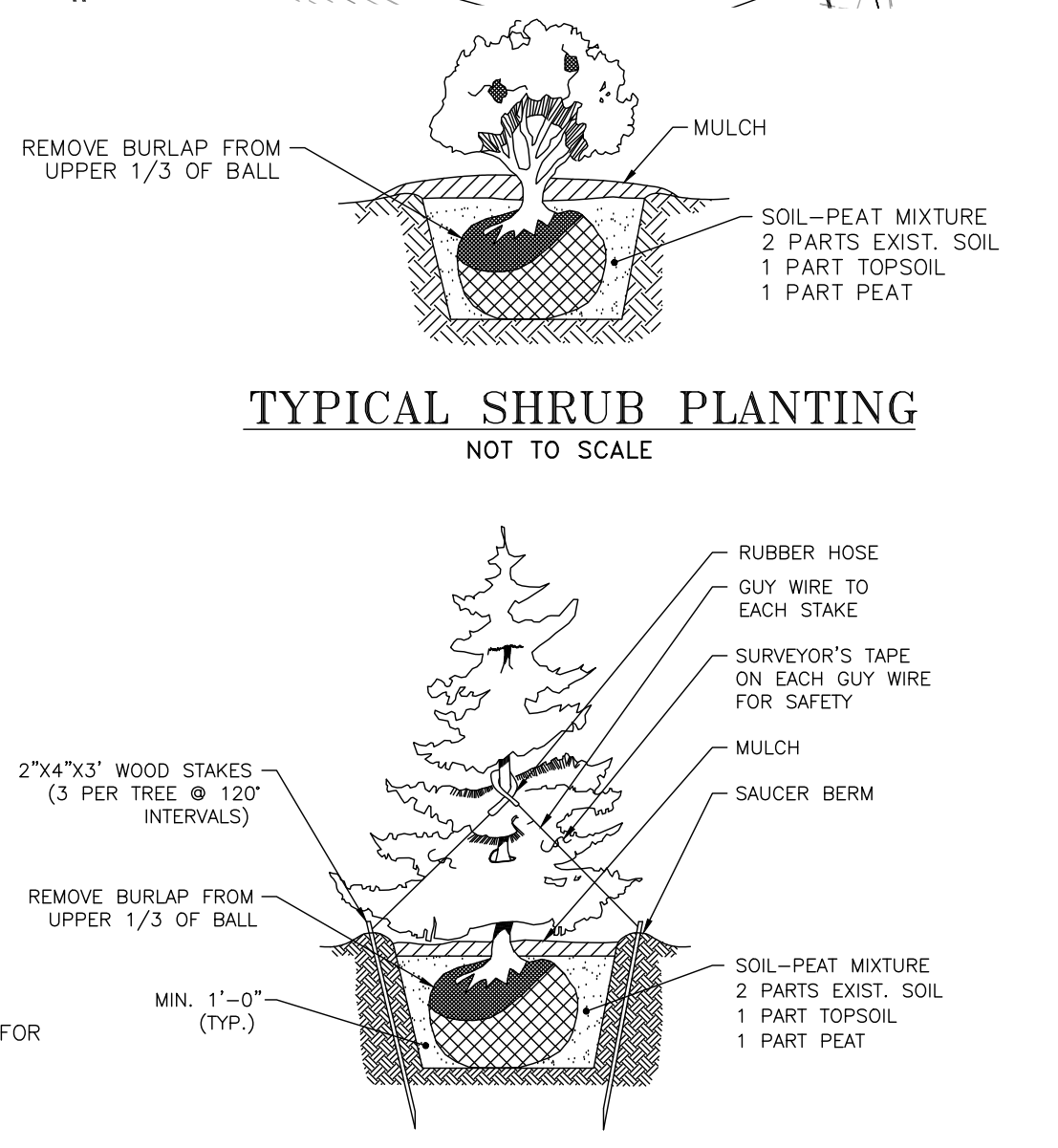
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TYPICAL DECIDUOUS TREE PLANTING
 NOT TO SCALE

NOTES:
 1. NO PRUNING OF THE TREE SHOULD BE DONE AT PLANTING TIME, EXCEPT FOR BROKEN OR DAMAGED BRANCHES.
 2. GROUND LINE TO BE THE SAME AS EXISTED AT NURSERY.
 3. REMOVE THE TREE WRAP FROM THE TRUNK.
 4. THE ROOT FLARE NEEDS TO BE AT OR SLIGHTLY ABOVE GROUND LEVEL.



TYPICAL SHRUB PLANTING
 NOT TO SCALE

TYPICAL EVERGREEN TREE PLANTING
 NOT TO SCALE

TREES PER IMPERVIOUS COVER SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SPEC
	Cf	76	Flowering Dogwood (Deciduous PA Native)	Cornus Florida	B & B
	Cc	96	Eastern Redbud (Deciduous PA Native)	Cercis Canadensis	B & B

PROVIDE AT LEAST ONE TREE FOR EACH 1,500 S.F. OF NEW IMPERVIOUS
 NEW IMPERVIOUS = 256673 S.F.
 256673S.F./1,500 S.F. = 171.12 TREES REQUIRED
 172 TREES PROVIDED

JAAA CONSULTING, LLC
 LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
 P.O. BOX 12, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM

PROJECT TITLE: **EAST ALLEN CONVENIENCE & FUELING**
 OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
 OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

6500 HANOVERVILLE ROAD
 BETHLEHEM, PA 18017
 EAST ALLEN TOWNSHIP
 NORTHAMPTON COUNTY

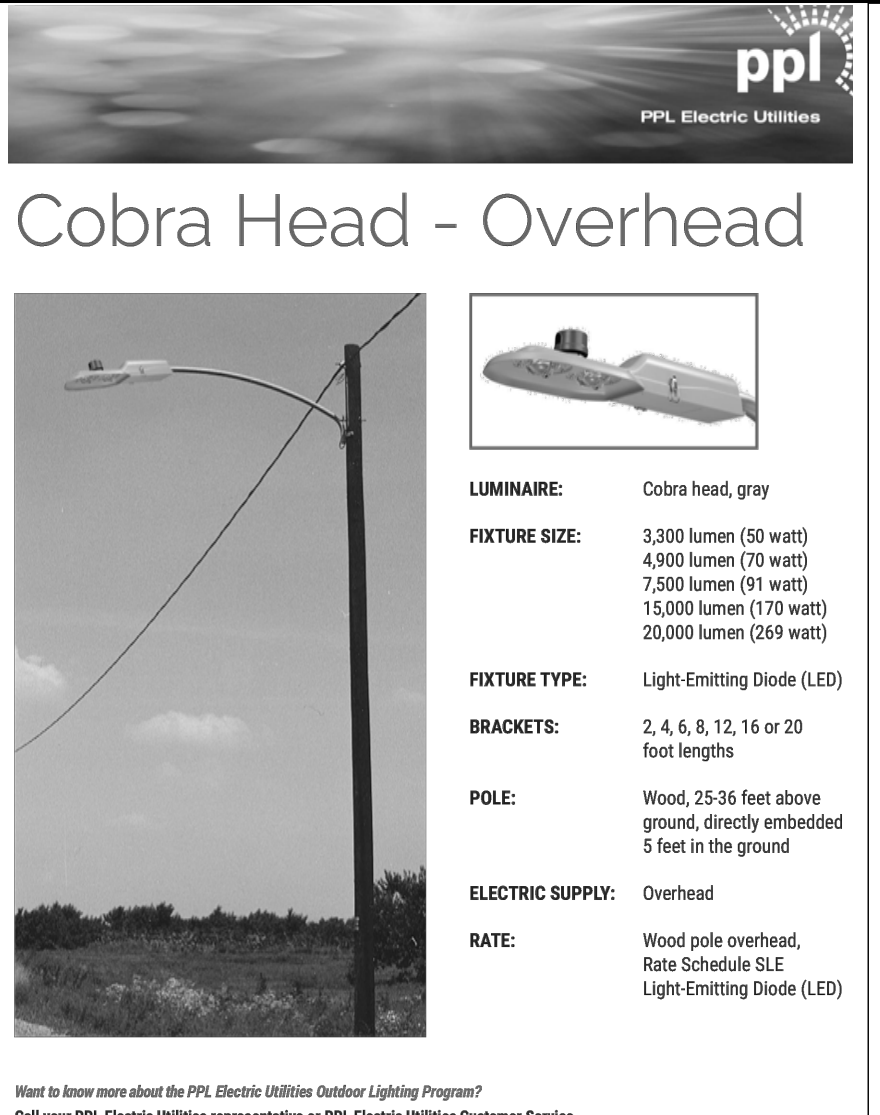
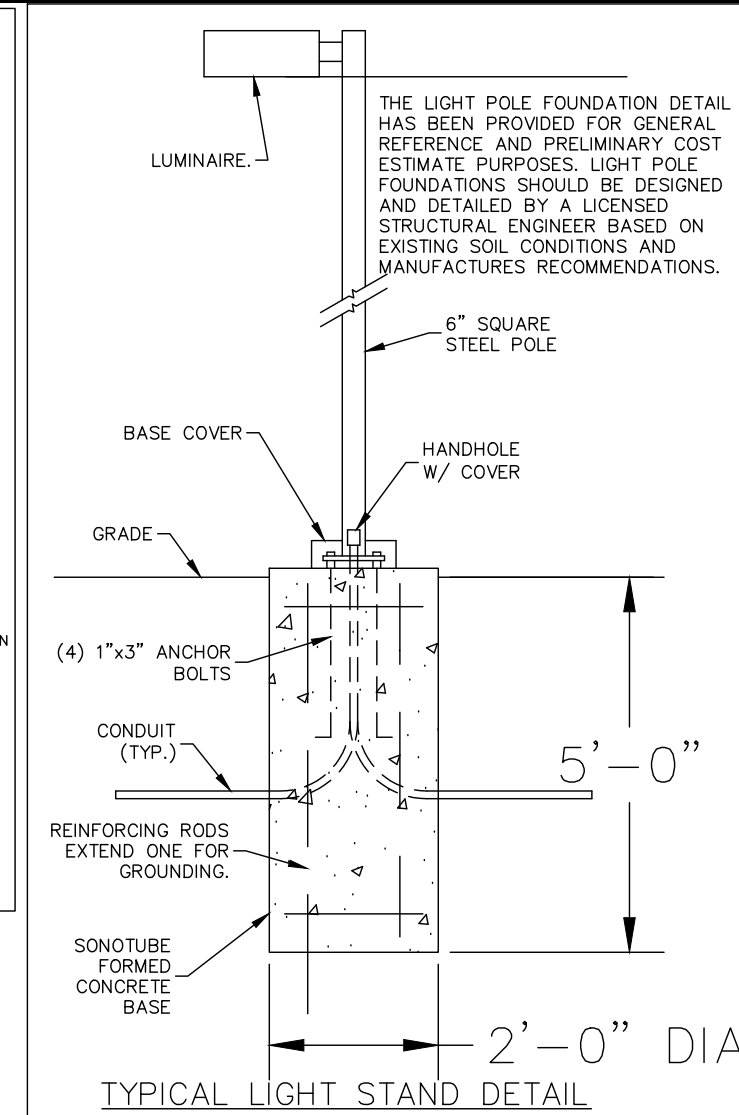
DRAWING TITLE: **LANDSCAPING PLAN**

PLAN: LD 5 of 12
 PROJECT: JAA250220
 DATE: 7/7/2025
 SCALE: AS NOTED
 DESIGNED BY: SK
 CHECKED BY: SK

Lighting Design Contact:
Diversified Lighting Associates
Gerry Jacobs
610-434-0861
gjacobs@divgrp.com

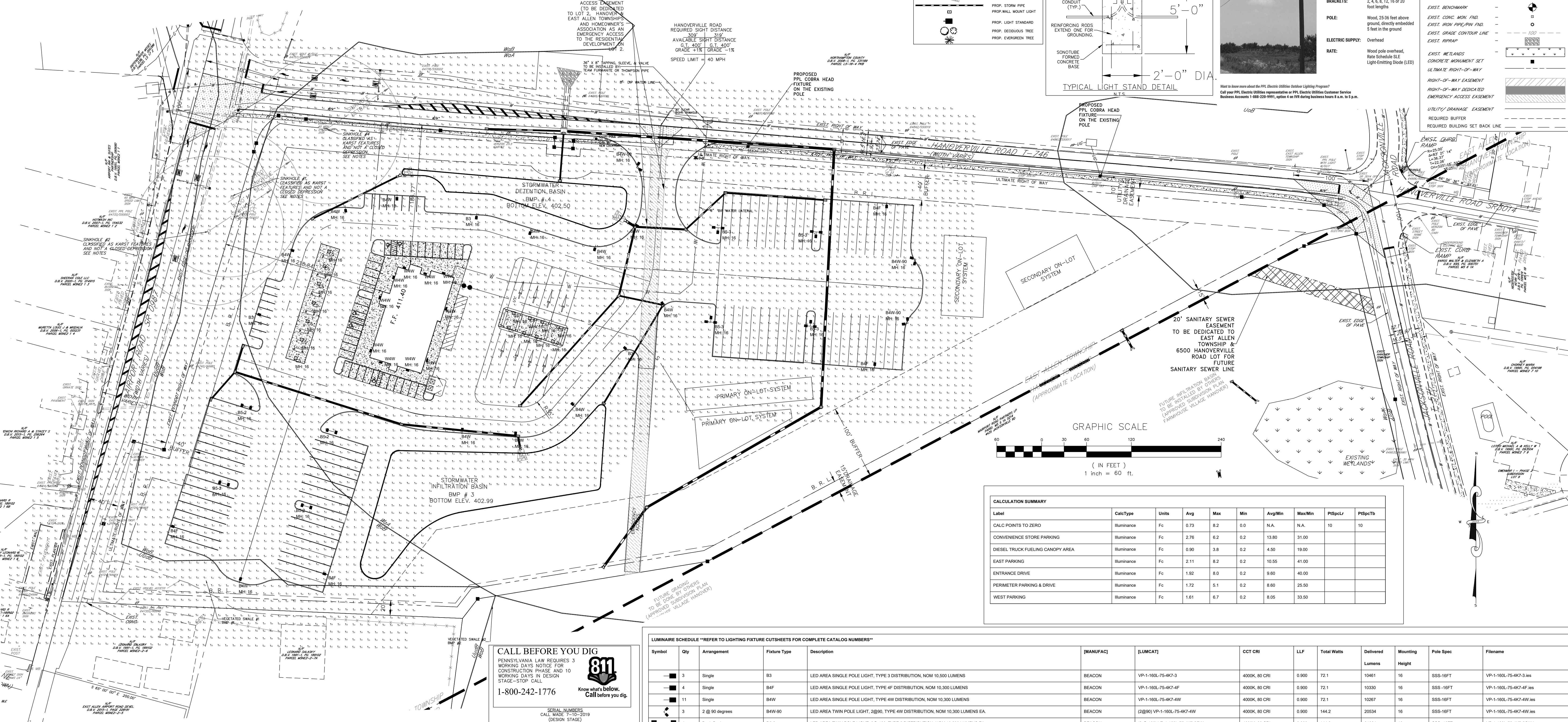
PROPOSED FEATURES LEGEND

[Symbol]	PROP. C.O.P.
[Symbol]	PROP. CURB
[Symbol]	PROP. SIDEWALK
[Symbol]	PROP. CENTER LINE
[Symbol]	PROP. SOIL
[Symbol]	PROP. PAINT LINE
[Symbol]	PROP. FINISHED GRADE
[Symbol]	PROP. SANITARY SEWER
[Symbol]	PROP. SEPTIC TANK/PUMP
[Symbol]	PROP. UTILITY POLE
[Symbol]	PROP. WATER VALVE
[Symbol]	PROP. STORM MANHOLE
[Symbol]	PROP. STORM INLET
[Symbol]	PROP. FLARED END SECTION
[Symbol]	PROP. RIPRAP
[Symbol]	PROP. STORM PIPE
[Symbol]	PROP. WALL MOUNT LIGHT
[Symbol]	PROP. LIGHT STANDARD
[Symbol]	PROP. DECIDUOUS TREE
[Symbol]	PROP. EVERGREEN TREE



EXISTING LEGEND

[Symbol]	EXIST. PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXIST. CURB
[Symbol]	EXIST. E.O.P.
[Symbol]	EXIST. PAINT LINE
[Symbol]	EXIST. STORM SEWER
[Symbol]	EXIST. STORM SEWER M.H.
[Symbol]	EXIST. INLET
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. SANITARY SEWER M.H.
[Symbol]	EXIST. WATERLINE
[Symbol]	EXIST. WATER VALVE
[Symbol]	EXIST. GAS LINE
[Symbol]	EXIST. GAS VALVE
[Symbol]	EXIST. UTILITY POLE
[Symbol]	EXIST. UNDERGROUND UTILITY
[Symbol]	EXIST. SIGNAL/SIGN MAST ARM
[Symbol]	EXIST. MAILBOX
[Symbol]	EXIST. BENCHMARK
[Symbol]	EXIST. CONC. MON. PAD
[Symbol]	EXIST. IRON PIPE/PIN PAD
[Symbol]	EXIST. GRADE CONTOUR LINE
[Symbol]	EXIST. RIPRAP
[Symbol]	EXIST. WETLANDS
[Symbol]	CONCRETE MONUMENT SET
[Symbol]	ULTIMATE RIGHT-OF-WAY
[Symbol]	RIGHT-OF-WAY EASEMENT
[Symbol]	RIGHT-OF-WAY DEDICATED
[Symbol]	EMERGENCY ACCESS EASEMENT
[Symbol]	UTILITY DRAINAGE EASEMENT
[Symbol]	REQUIRED BUFFER
[Symbol]	REQUIRED BUILDING SET BACK LINE



CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	AvgMin	Max/Min	PISpLr	PISpTb
CALC POINTS TO ZERO	Illuminance	Fc	0.73	8.2	0.0	N.A.	N.A.	10	10
CONVENIENCE STORE PARKING	Illuminance	Fc	2.76	6.2	0.2	13.80	31.00		
DIESEL TRUCK FUELING CANOPY AREA	Illuminance	Fc	0.90	3.8	0.2	4.50	19.00		
EAST PARKING	Illuminance	Fc	2.11	8.2	0.2	10.55	41.00		
ENTRANCE DRIVE	Illuminance	Fc	1.92	8.0	0.2	9.60	40.00		
PERIMETER PARKING & DRIVE	Illuminance	Fc	1.72	5.1	0.2	8.60	25.50		
WEST PARKING	Illuminance	Fc	1.61	6.7	0.2	8.05	33.50		

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
1-800-242-1776
Know what's below. Call before you dig.

LUMINAIRE SCHEDULE "REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS"

Symbol	Qty	Arrangement	Fixture Type	Description	[MANUFAC]	[LUMCAT]	CCT CRI	LLF	Total Watts	Delivered Lumens	Mounting Height	Pole Spec	Filename
[Symbol]	3	Single	B3	LED AREA SINGLE POLE LIGHT, TYPE 3 DISTRIBUTION, NOM 10,500 LUMENS	BEACON	VP-1-160L-75-4K7-3	4000K, 80 CRI	0.900	72.1	10461	16	SSS-16FT	VP-1-160L-75-4K7-3.ies
[Symbol]	4	Single	B4F	LED AREA SINGLE POLE LIGHT, TYPE 4F DISTRIBUTION, NOM 10,300 LUMENS	BEACON	VP-1-160L-75-4K7-4F	4000K, 80 CRI	0.900	72.1	10330	16	SSS-16FT	VP-1-160L-75-4K7-4F.ies
[Symbol]	11	Single	B4W	LED AREA SINGLE POLE LIGHT, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS	BEACON	VP-1-160L-75-4K7-4W	4000K, 80 CRI	0.900	72.1	10267	16	SSS-16FT	VP-1-160L-75-4K7-4W.ies
[Symbol]	2	2 @ 90 degrees	B4W-90	LED AREA TWIN POLE LIGHT, 2@90, TYPE 4W DISTRIBUTION, NOM 10,300 LUMENS EA.	BEACON	(2@90) VP-1-160L-75-4K7-4W	4000K, 80 CRI	0.900	144.2	20534	16	SSS-16FT	VP-1-160L-75-4K7-4W.ies
[Symbol]	4	Back-Back	B5-2	LED AREA TWIN POLE LIGHT, 2@180, TYPE 5 DISTRIBUTION, NOM 10,500 LUMENS EA.	BEACON	(2 @ 180) VP-1-160L-75-4K7-SQW	4000K, 80 CRI	0.900	144.2	21024	16	SSS-16FT	VP-1-160L-75-4K7-SQW.ies
[Symbol]	4	3 @ 90 Degrees	B5-3	LED AREA TRIPLE POLE LIGHT, 3@90, TYPE 5QW DISTRIBUTION, NOM 10,500 LUMENS EA.	BEACON	(3@90) VP-1-160L-75-4K7-SQW	4000K, 80 CRI	0.900	216.3	31536	16	SSS-16FT	VP-1-160L-75-4K7-SQW.ies
[Symbol]	15	Single	C5	LED CANOPY LIGHT, TYPE 5QW DISTRIBUTION, NOM 3100 LUMENS	BEACON	CLO-18L-25-4K7-5QW	4000K, 80 CRI	0.900	28.39	3174	16	N/A	CLO-18L-25-4K7-5QW.ies
[Symbol]	10	Single	W4W	LED WALL LIGHT, TYPE 4W DISTRIBUTION, NOM 9600 LUMENS	BEACON	VPW3-36L-80-4K7-4W	4000K, 80 CRI	0.900	77.6	9879	16	N/A	VPW3-36L-80-4K7-4W.ies

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY JAAA CONSULTING, LLC.

JAAA CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 12, FOGELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM

PROJECT TITLE:
EAST ALLEN CONVENIENCE & FUELING
OWNER/DEVELOPER NAME AIRPORT ROAD PARTNERS LP
OWNER/DEVELOPER ADDRESS 1177 6th STREET, WHITEHALL, PA 18052
6500 HANOVERVILLE ROAD
BETHLEHEM, PA 18017
EAST ALLEN TOWNSHIP
NORTHAMPTON COUNTY

DRAWING TITLE:
LIGHTING PLAN
PLAN: LD 6 of 12
PROJECT: JAAA250220
DATE: 7/7/2025
SCALE: AS NOTED
DESIGNED BY: SK
CHECKED BY: SK

DATE	REVISIONS

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
A-1	FES T/G = 405.24 FROM A-2 INV IN = 402.99
A-2	C TOP (2' X 4') T/G = 407.58 FROM A-3 INV IN = 403.08 TO A-1 INV OUT = 403.08
A-3	C TOP (2' X 4') T/G = 409.66 FROM A-4 INV IN = 403.86 TO A-2 INV OUT = 403.86
A-4	C TOP (2' X 4') T/G = 408.52 FROM A-4-A INV IN = 405.33 FROM A-5 INV IN = 405.33 TO A-3 INV OUT = 405.03
A-4-A	C TOP (2' X 4') T/G = 409.06 TO A-4 INV OUT = 406.06
A-5	C TOP (2' X 4') T/G = 408.51 TO A-4 INV OUT = 405.51
B-2	FES T/G = 404.64 FROM B-3 INV IN = 402.89
B-3	C TOP (2' X 4') T/G = 408.32 TO B-2 INV OUT = 404.70
B-5	FES T/G = 405.33 FROM B-6 INV IN = 402.50
B-6	C TOP (2' X 4') T/G = 406.72 FROM B-6-A INV IN = 402.84 FROM B-7 INV IN = 402.84 TO B-5 INV OUT = 402.59
B-6-A	C TOP (2' X 4') T/G = 406.34 FROM B-6-B INV IN = 403.18 TO B-6 INV OUT = 403.18
B-6-B	C TOP (2' X 4') T/G = 407.67 FROM B-6-C INV IN = 404.67 TO B-6-A INV OUT = 404.57
B-6-C	C TOP (2' X 4') T/G = 409.01 TO B-6-B INV OUT = 406.01
B-7	M TOP (2' X 4') T/G = 408.46 FROM B-8 INV IN = 403.56 FROM B-7-A INV IN = 403.56 TO B-6 INV OUT = 403.31
B-7-A	M TOP (2' X 4') T/G = 407.64 TO B-7 INV OUT = 404.55
B-8	C TOP (2' X 4') T/G = 408.63 FROM OCS-A INV IN = 403.86 TO B-7 INV OUT = 403.86
D-1	C TOP (8'X8') T/G = 405.99 FROM D-1-A INV IN = 402.14 FROM OCS-B INV IN = 402.14 FROM D-2 INV IN = 402.14 TO EX FES B-1 INV OUT = 402.14 TO EX FES B-1 INV OUT = 402.14
D-1-A	C TOP (2' X 4') T/G = 404.90 TO D-1 INV OUT = 402.68
D-2	C TOP (4'X4') T/G = 409.33 FROM D-3 INV IN = 404.75 TO D-1 INV OUT = 404.65
D-3	MH 48" T/G = 411.98 FROM D-4 INV IN = 407.07 TO D-2 INV OUT = 406.97

STORM STRUCTURE TABLE	
STRUCTURE	DETAILS
D-4	MH-48" T/G = 412.71 FROM D-5 INV IN = 408.80 TO D-3 INV OUT = 408.70
D-5	FES T/G = 410.25 TO D-4 INV OUT = 409.45
EX FES B-1	Concrete Flored End Section T/G = 404.55 FROM D-1 INV IN = 401.96 FROM D-1 INV IN = 401.96
OCS-A	M TOP (2' X 4') T/G = 406.79 TO B-8 INV OUT = 404.63
OCS-B	M-INLET T/G = 407.00 TO D-1 INV OUT = 402.50

STORM SEWER PIPE TABLE					
FROM	TO	PIPE	LENGTH	SLOPE	
A-1	A-2	24" HDPE Pipe	18.93	0.50%	HDPE Pipe
A-2	A-3	24" HDPE Pipe	156.76	0.50%	HDPE Pipe
A-3	A-4	24" HDPE Pipe	233.08	0.50%	HDPE Pipe
A-4	A-5	18" HDPE Pipe	35.92	0.50%	HDPE Pipe
A-4	A-4-A	18" HDPE Pipe	48.96	1.50%	HDPE Pipe
B-2	B-3	18" HDPE Pipe	131.59	1.38%	HDPE Pipe
B-5	B-6	30" HDPE Pipe	17.14	0.50%	HDPE Pipe
B-6	B-6-A	24" HDPE Pipe	67.54	0.50%	HDPE Pipe
B-6	B-7	24" HDPE Pipe	94.68	0.50%	HDPE Pipe
B-6-A	B-6-B	18" HDPE Pipe	72.33	1.93%	HDPE Pipe
B-6-B	B-6-C	18" HDPE Pipe	133.56	1.00%	HDPE Pipe
B-7	B-7-A	18" HDPE Pipe	197.70	0.50%	HDPE Pipe
B-7	B-8	18" HDPE Pipe	60.31	0.50%	HDPE Pipe
D-1	D-2	30" HDPE Pipe	362.32	0.69%	HDPE Pipe
D-1	OCS-B	18" HDPE Pipe	66.69	0.53%	HDPE Pipe
D-1-A	D-1	18" HDPE Pipe	103.02	0.53%	HDPE Pipe
D-2	D-3	30" HDPE Pipe	345.01	0.64%	HDPE Pipe
D-3	D-4	30" HDPE Pipe	268.97	0.61%	HDPE Pipe
D-4	D-5	30" HDPE Pipe	100.11	0.65%	HDPE Pipe
EX FES B-1	D-1	38" 2-34"x24" HERCP	67.81	0.26%	2-34"x24" HERCP

STORM SEWER PIPE TABLE					
FROM	TO	PIPE	LENGTH	SLOPE	
EX FES B-1	D-1	38" 2-34"x24" HERCP	67.81	0.26%	2-34"x24" HERCP
OCS-A	B-8	18" HDPE Pipe	153.54	0.50%	HDPE Pipe

DATE	REVISIONS

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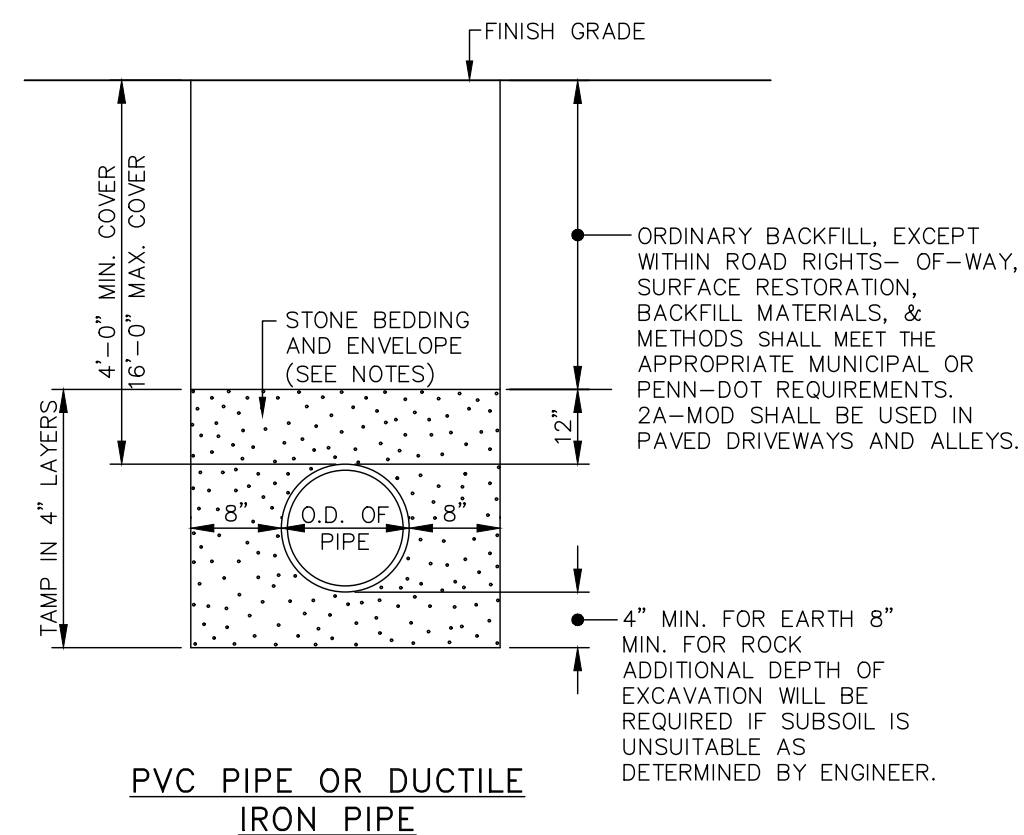


PROJECT TITLE:
EAST ALLEN CONVENIENCE & FUELING
OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
 OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052
 6500 HANOVERVILLE ROAD
 BETHLEHEM, PA 18017
 EAST ALLEN TOWNSHIP
 NORTHAMPTON COUNTY

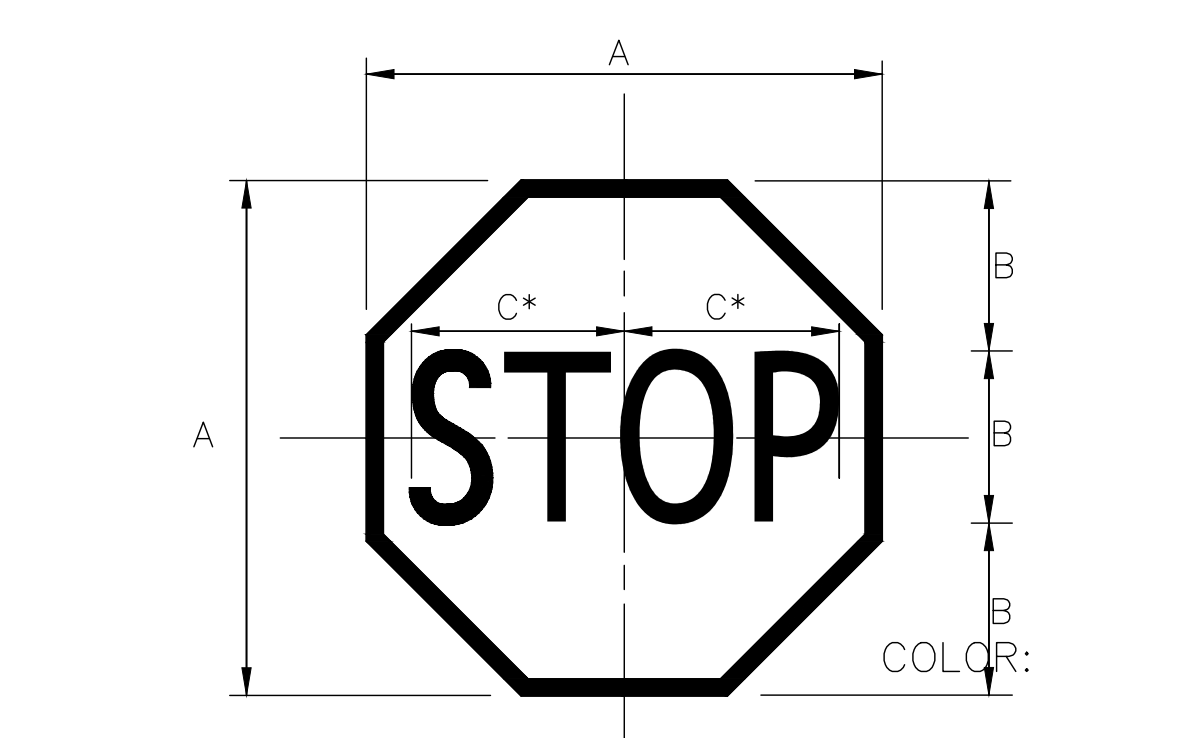
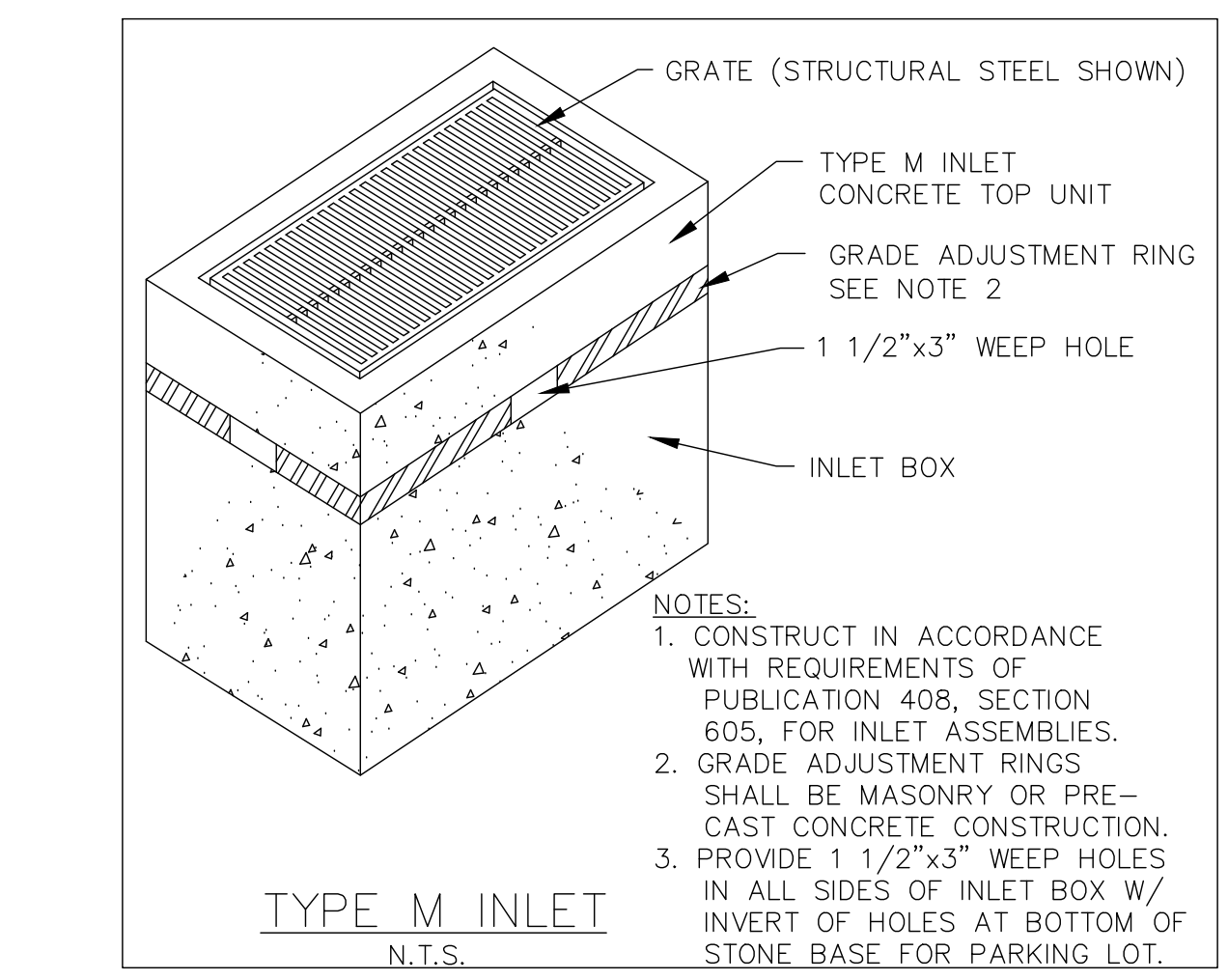
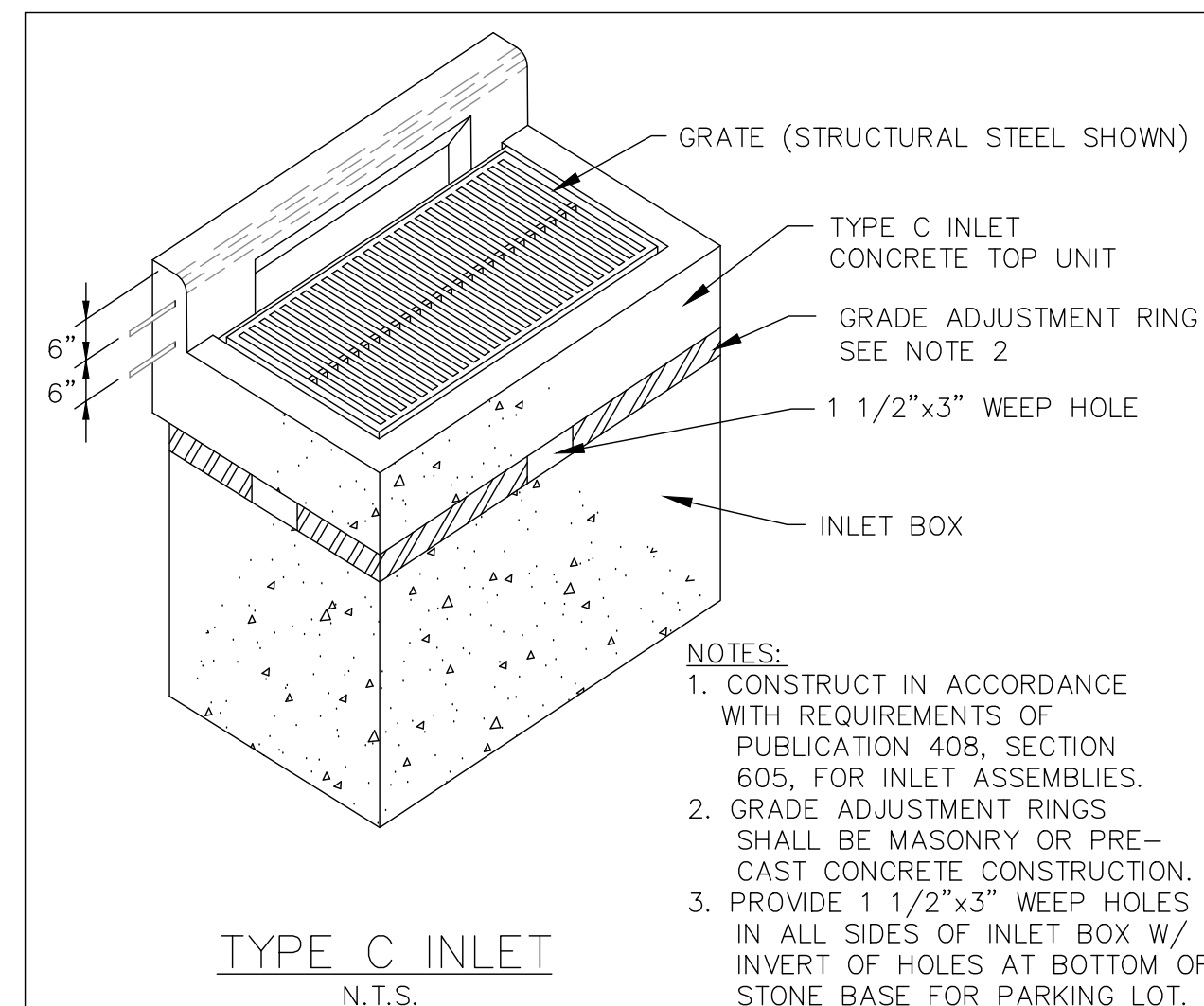
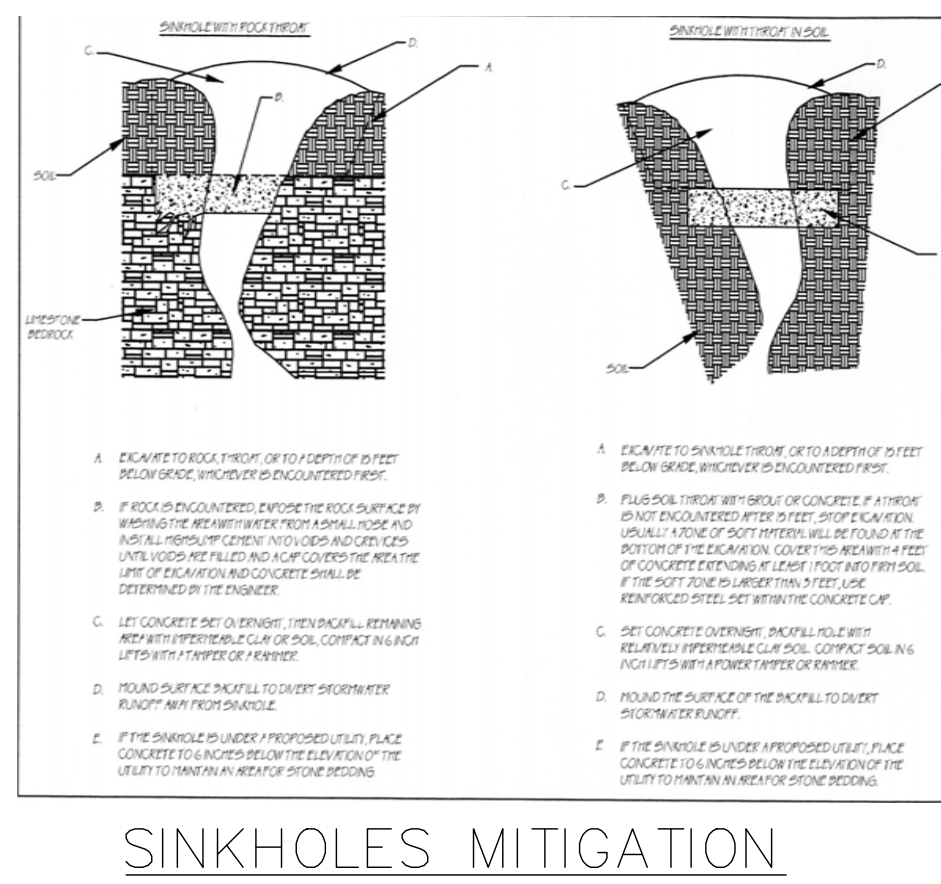
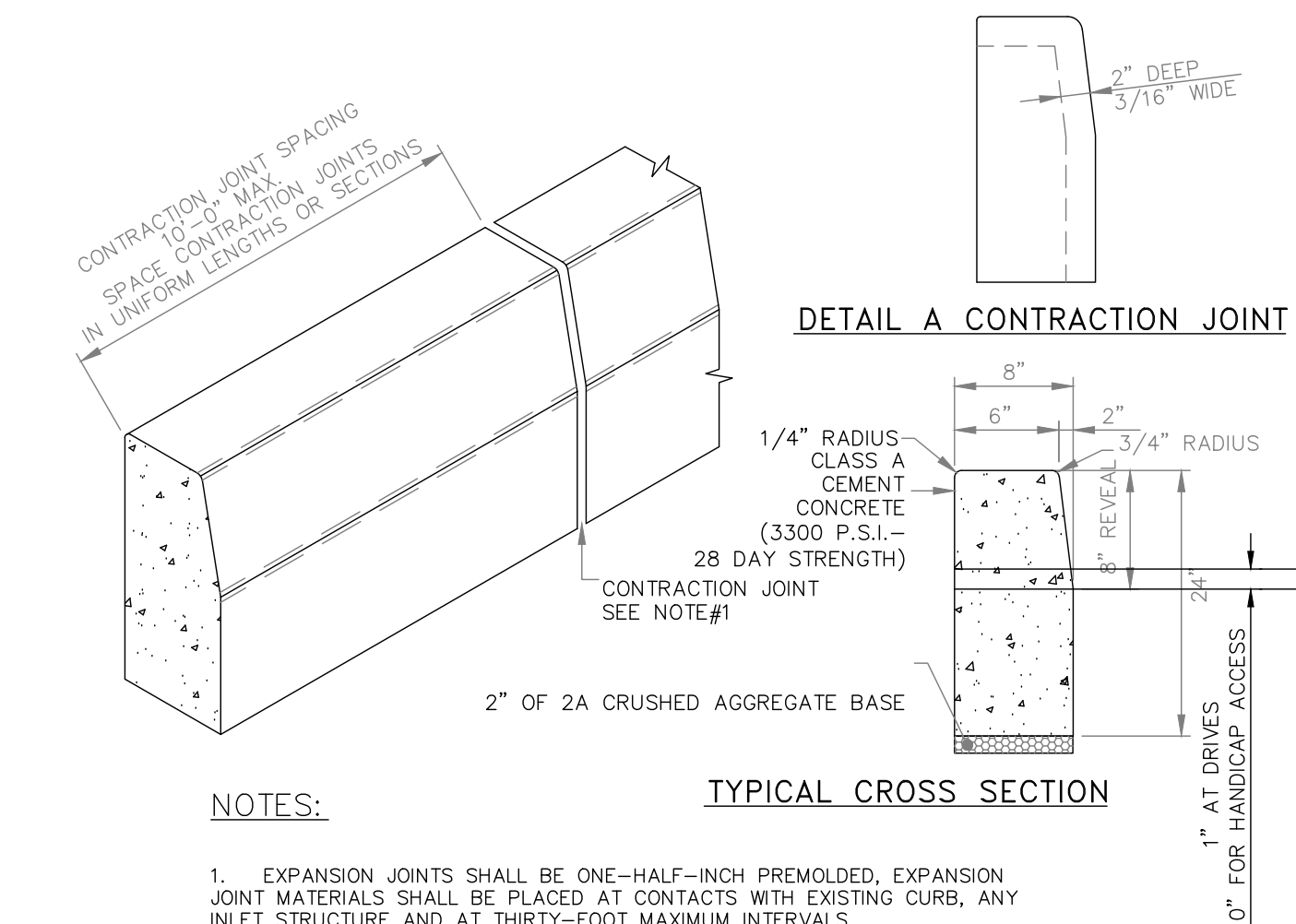
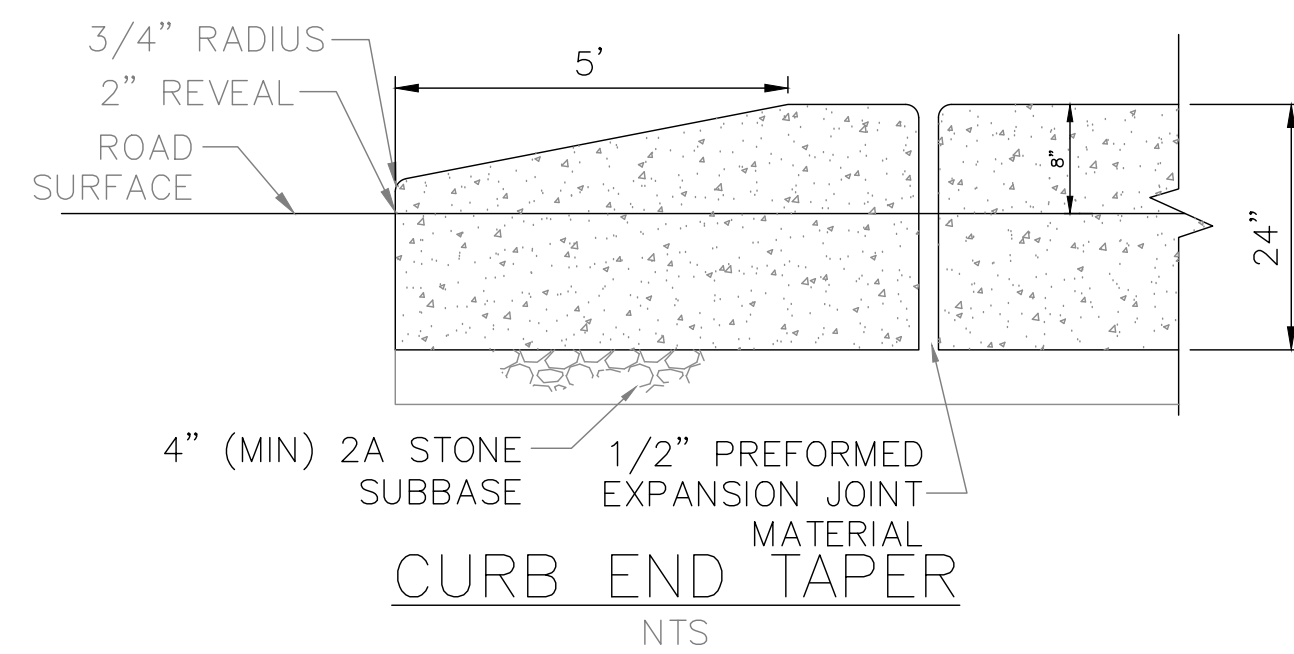
DRAWING TITLE:
STORMWATER SYSTEM PLAN

PLAN: LD 7 of 12
 PROJECT: JAAA250220
 DATE: 7/7/2025
 SCALE: AS NOTED
 DESIGNED BY: SK
 CHECKED BY: SK

PRELIMINARY PLAN

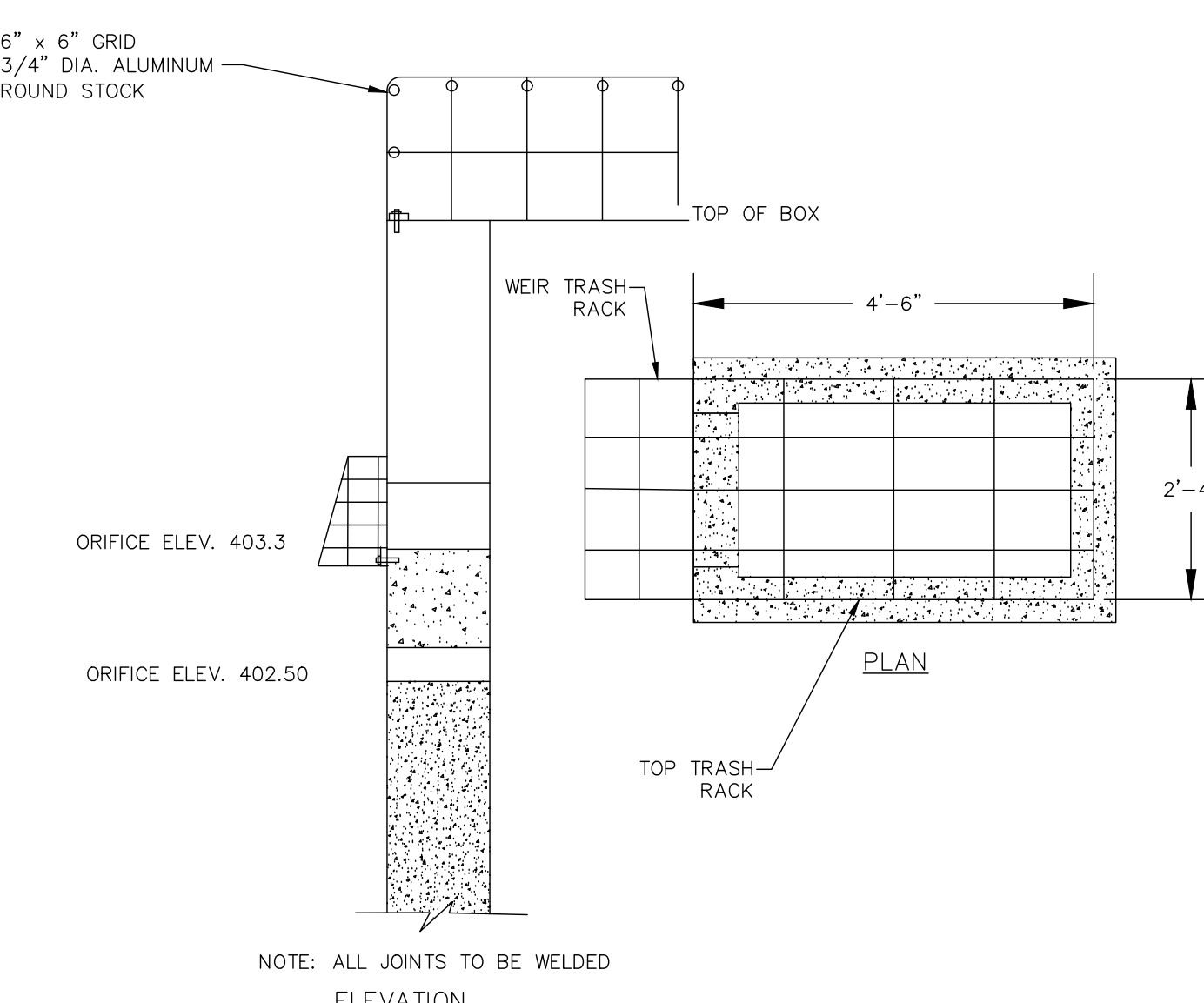
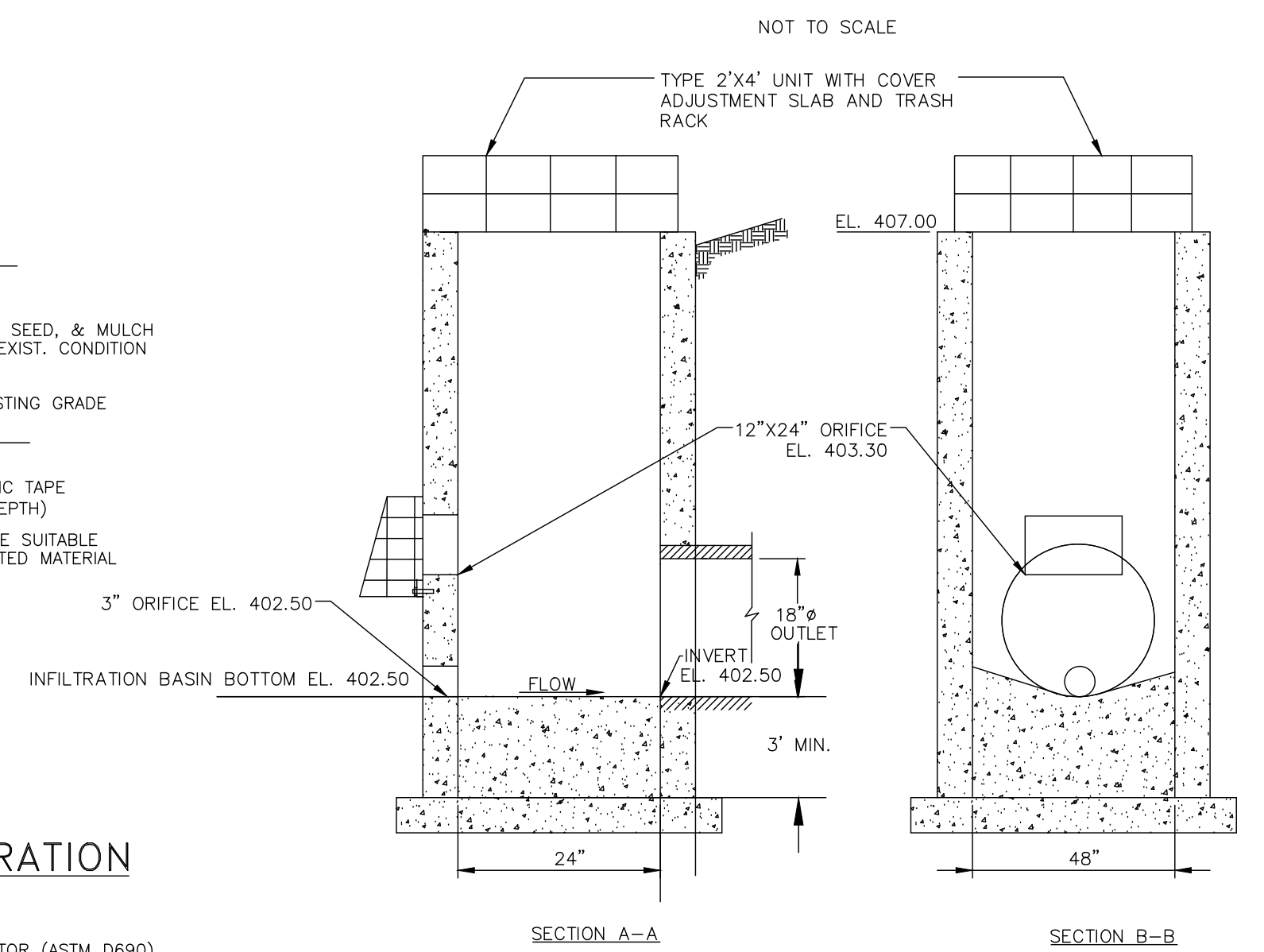
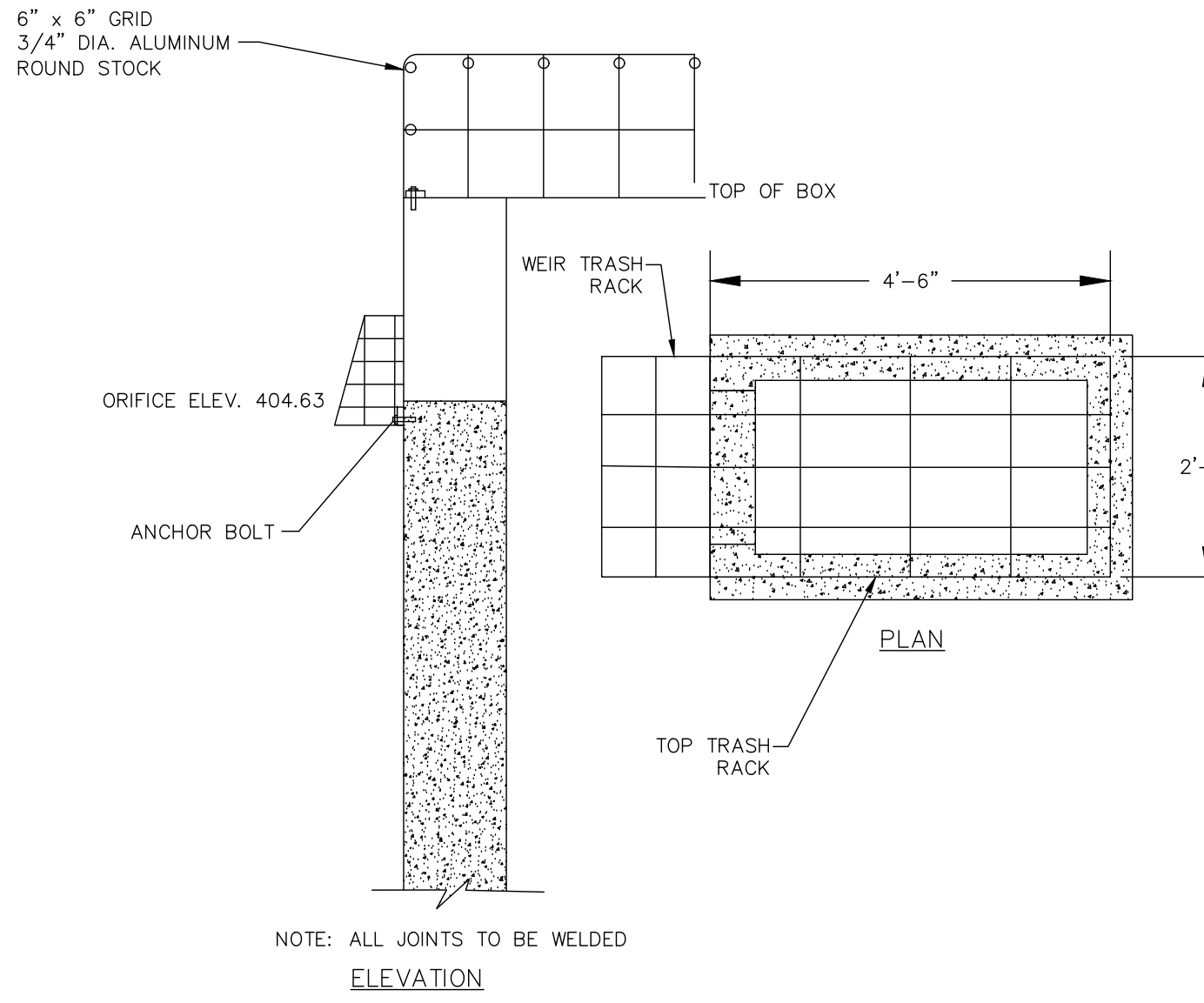
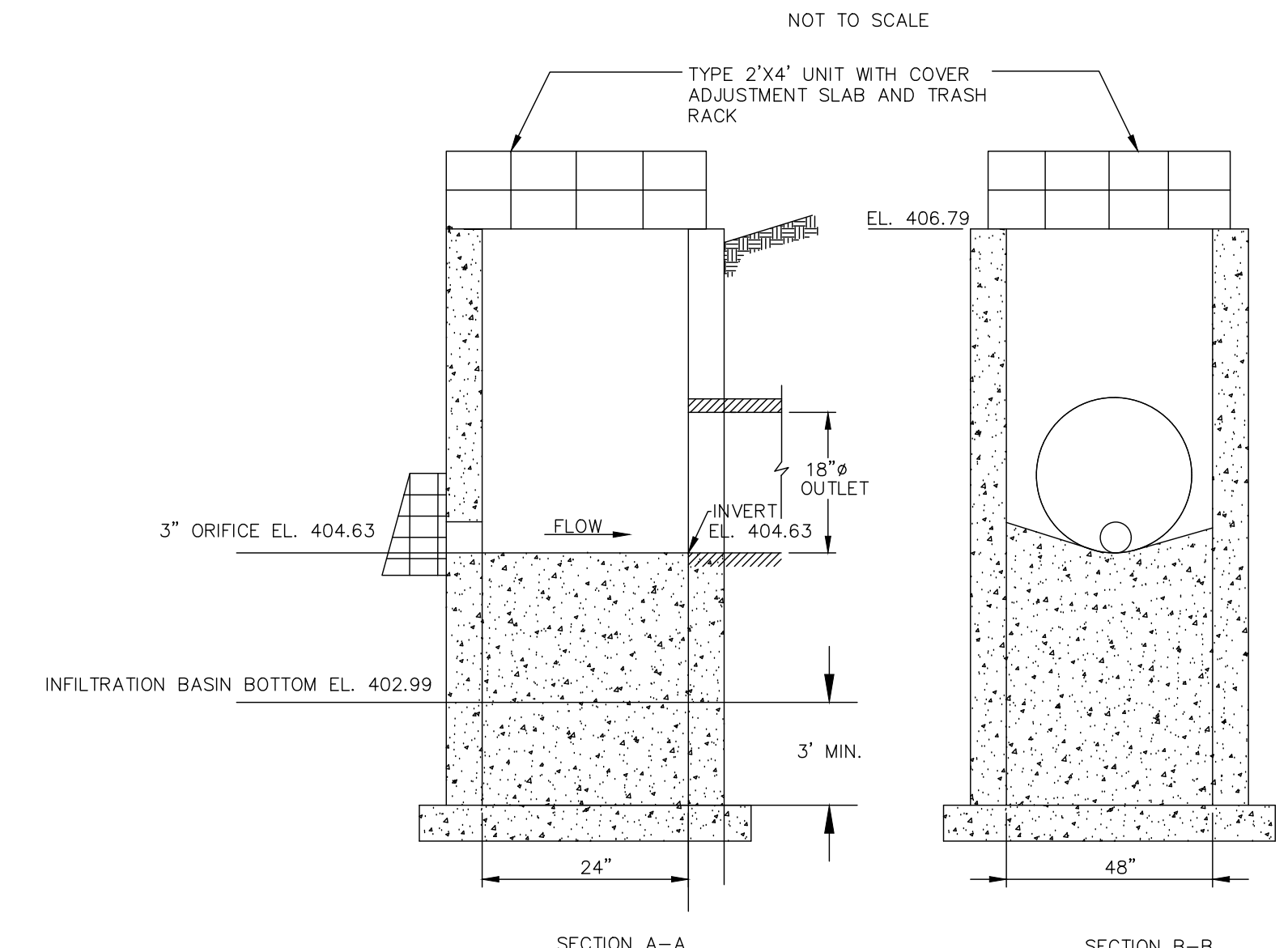
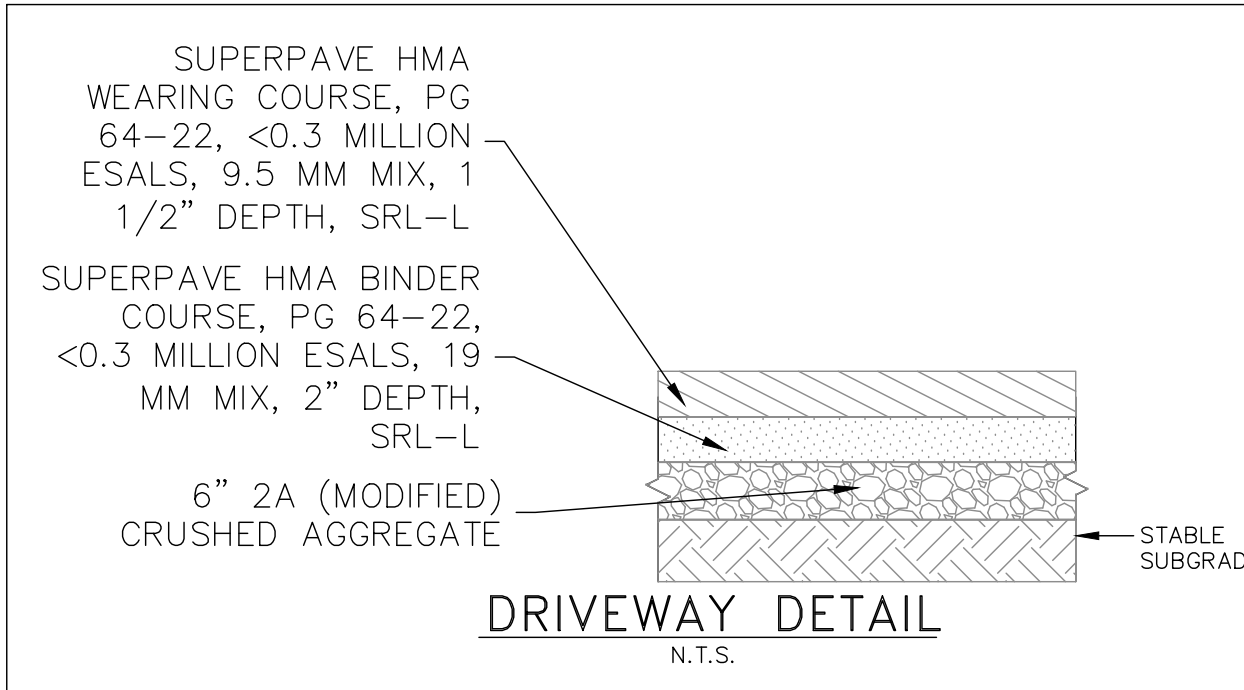


- NOTES:**
1. ALL BACKFILL MATERIAL IS SUBJECT TO TOWNSHIP APPROVAL.
 2. ORDINARY BACKFILL: CLEAN DRY EARTH WITH A MAXIMUM STONE SIZE OF 6".
 3. BEDDING AND ENVELOPE SHALL BE PENN-DOT 2A MODIFIED STONE FOR TRENCHES ABOVE THE GROUNDWATER TABLE AND #2B CRUSHED STONE FOR TRENCHES BELOW THE GROUNDWATER TABLE.
 4. BEDDING AND ENVELOPE SHALL EXTEND TO UNDISTURBED SOIL ON SIDES AND BOTTOM OF TRENCH.
 5. HYDRO HAMMERS CAN BE USED AT DISTANCES GREATER THAN 3' ABOVE THE TOP OF THE PIPE IF THE SOIL DENSITY HAS BEEN PREVIOUSLY COMPACTED TO A MINIMUM 90% STANDARD PROCTOR DENSITY.



SIGN SIZE	DIMENSIONS			SERIES	BORDER	BLANK STD
	A	B	C			
24 X 24	24	8	10	C	5/8	B1-24
30 X 30	30	10	12-1/2	C	3/4	B1-30
36 X 36	36	12	15	C	7/8	B1-36
48 X 48	48	16	20	C	1-1/4	B1-48

* REDUCE SPACING BY 40%



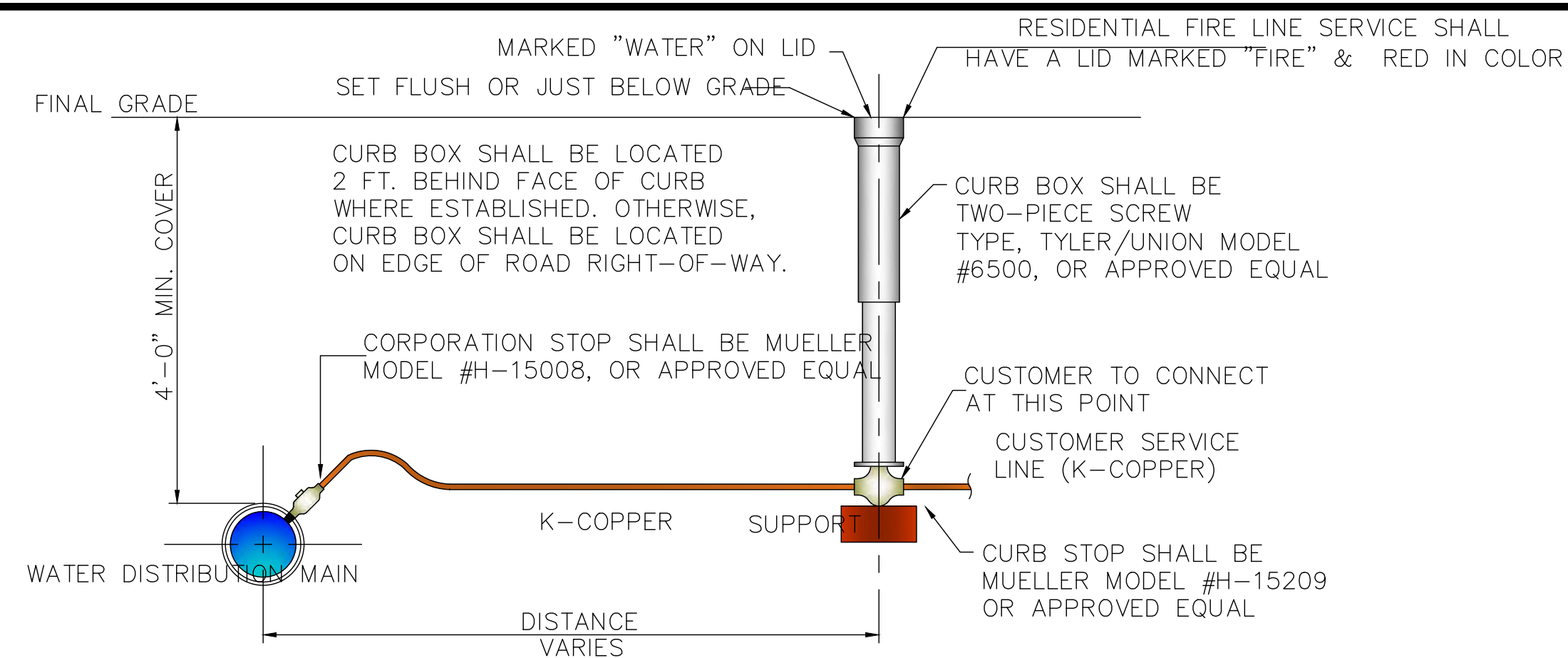
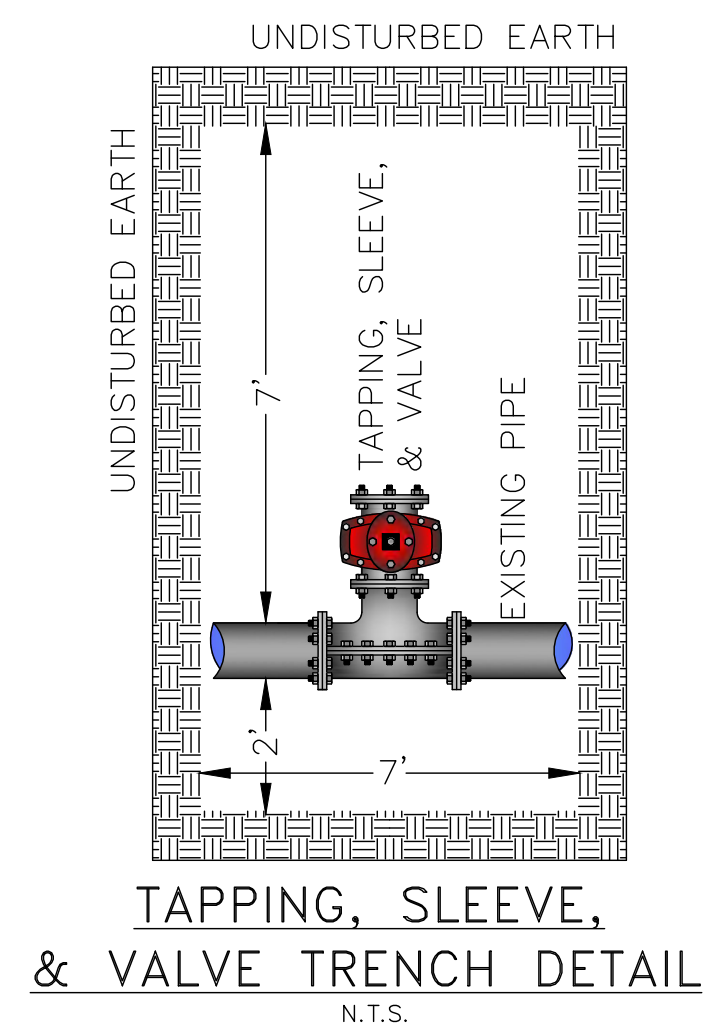
DATE	REVISIONS

JAAA CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 12, FOGELSVILLE, PA 18051
PHONE: 610-730-9809
E-MAIL: SUEKANDIL3@GMAIL.COM

PROJECT TITLE: **EAST ALLEN CONVENIENCE & FUELING**
OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

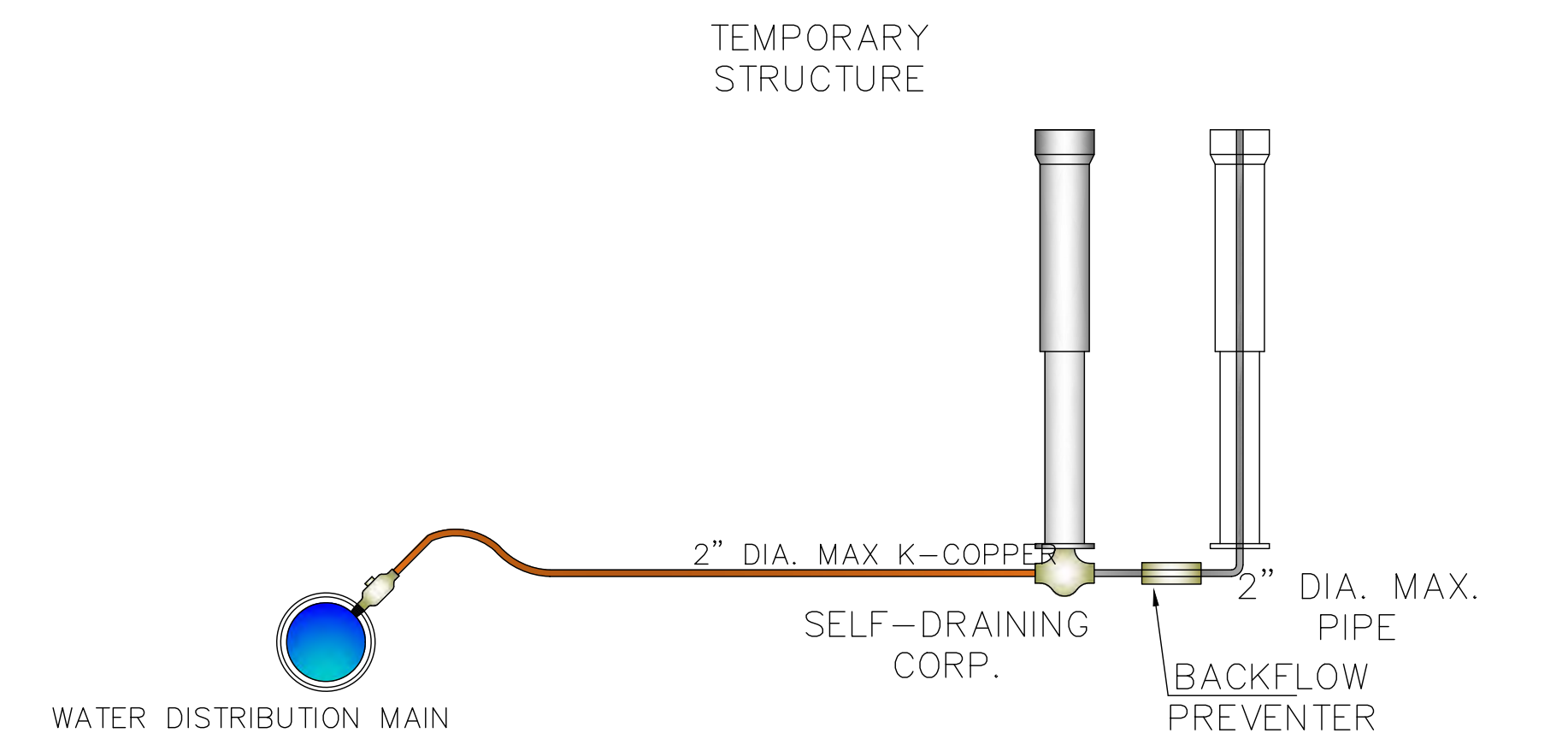
DRAWING TITLE: **DETAILS PLAN # 1**

PLAN: LD 8 of 12
PROJECT: JAAA250220
DATE: 7/7/2025
SCALE: AS NOTED
DESIGNED BY: SK
CHECKED BY: SK

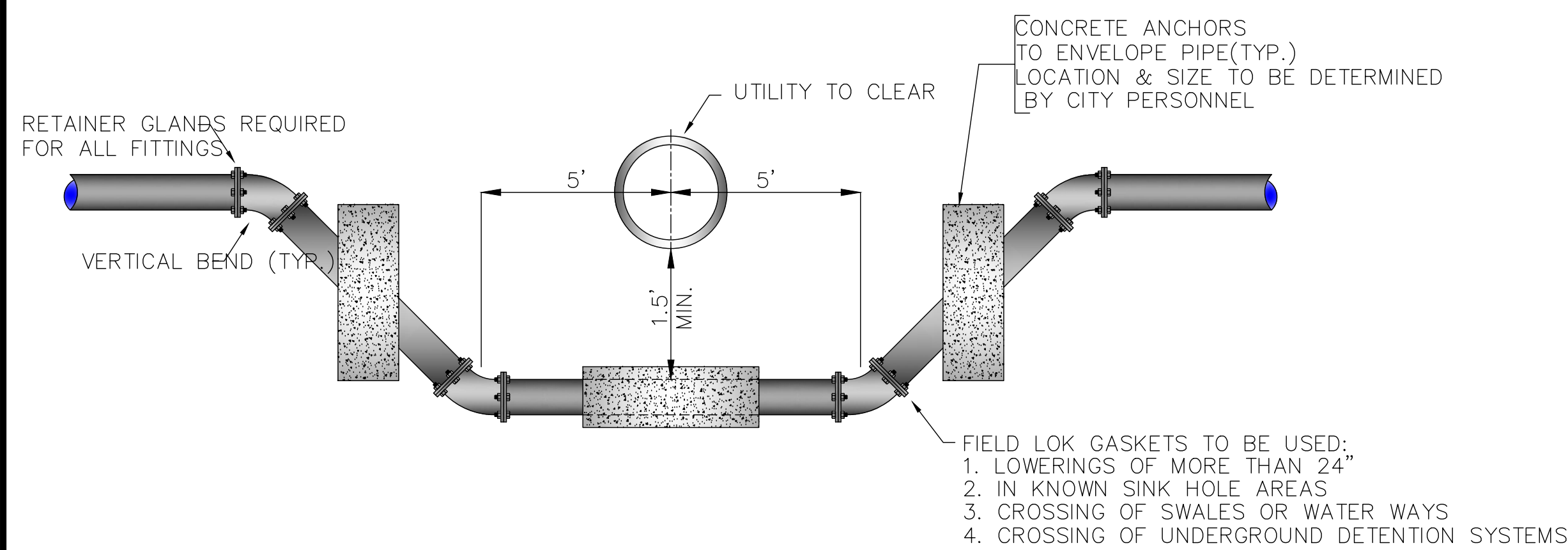


TYPICAL WATER SERVICE CONNECTION

- NOTES:
- CORPORATION STOP SHALL BE AWWA TAPER THREAD AT CONNECTION TO MAIN.
 - ALL COPPER TUBING CONNECTIONS SHALL BE COMPRESSION FITTINGS.
 - CORPORATION SHALL BE SUPPORTED AT CONNECTION TO MAIN.
 - COPPER SHOULD BE INSTALLED WITH ENOUGH GIVE SO NOT TO PUT TENSION ON THE FITTINGS WHEN BACKFILLED.
 - BACKFILL MATERIAL ENVELOPING PIPE SHALL BE: SAND, CLAY, OR CLEAN FILL
 - SERVICE LINE MATERIAL SHALL BE K-TYPE COPPER

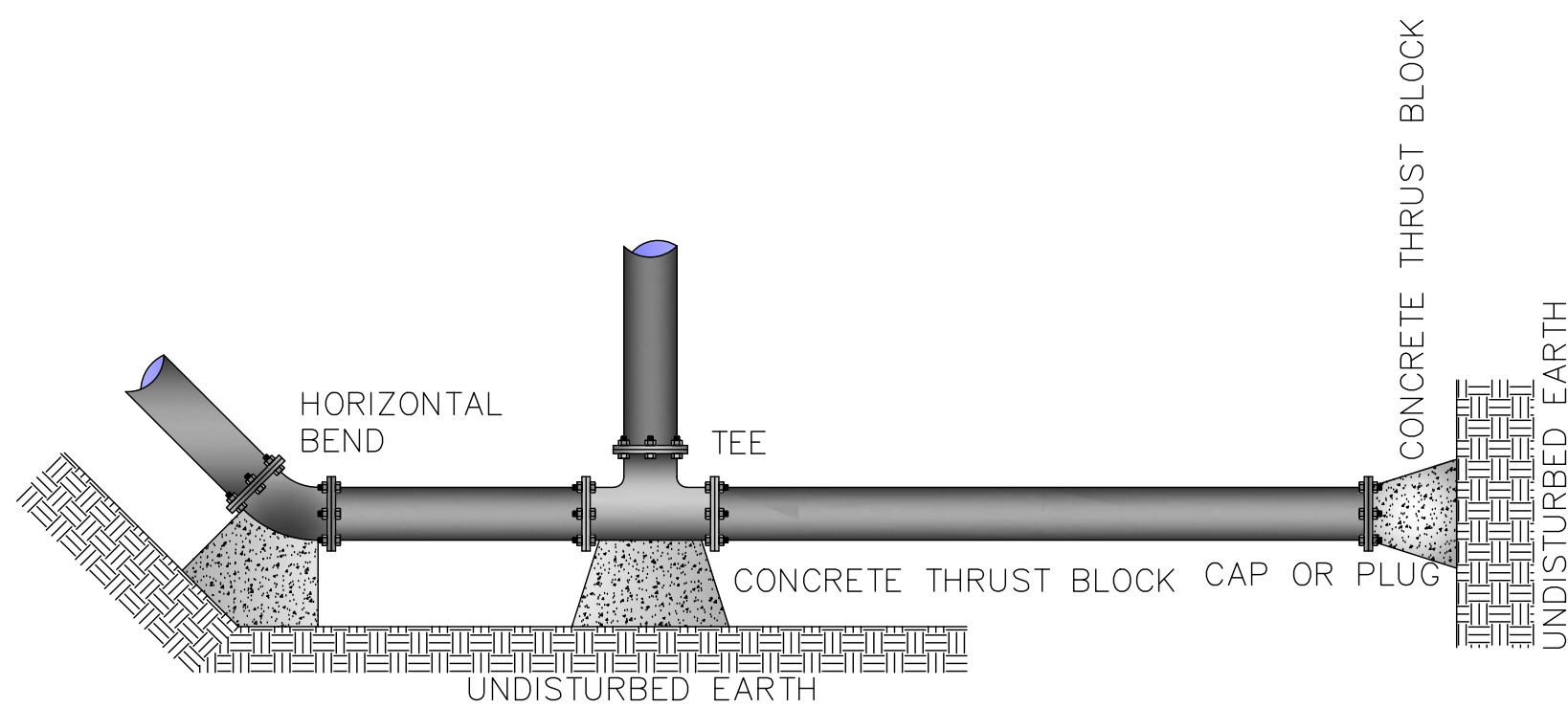


DETAIL FOR TEMPORARY CONSTRUCTION WATER



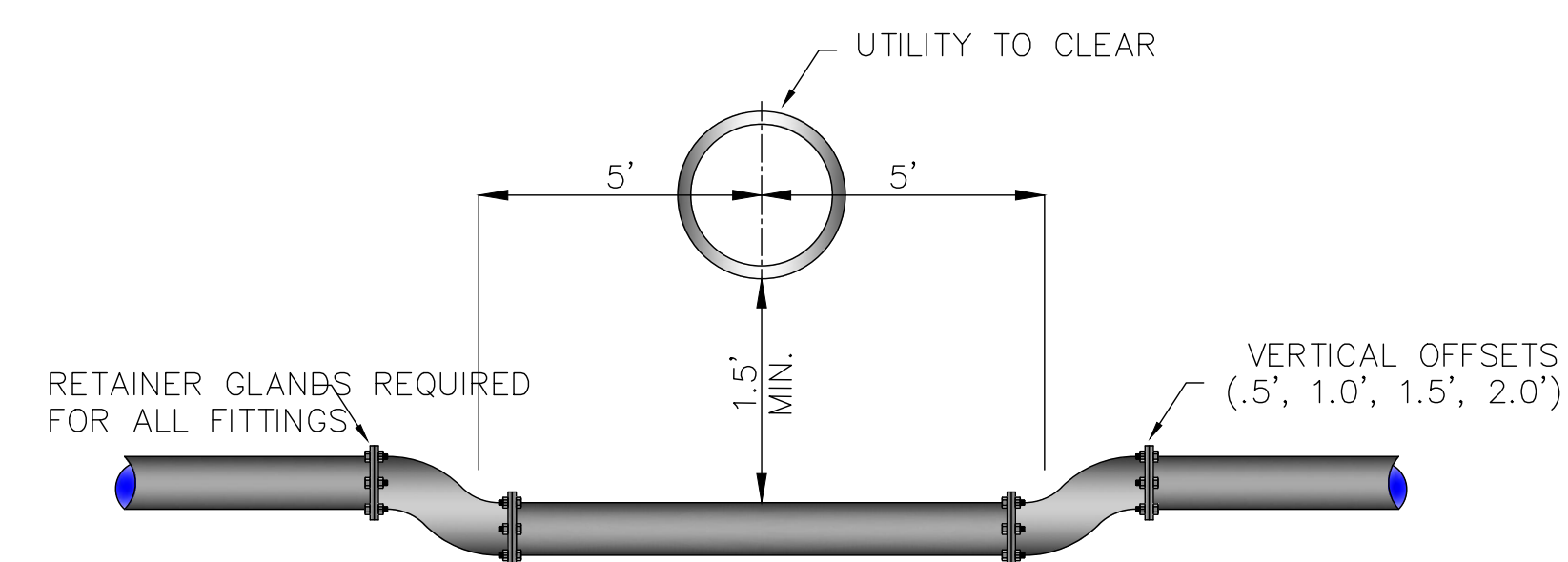
LOWERING DETAIL

USING VERTICAL BENDS

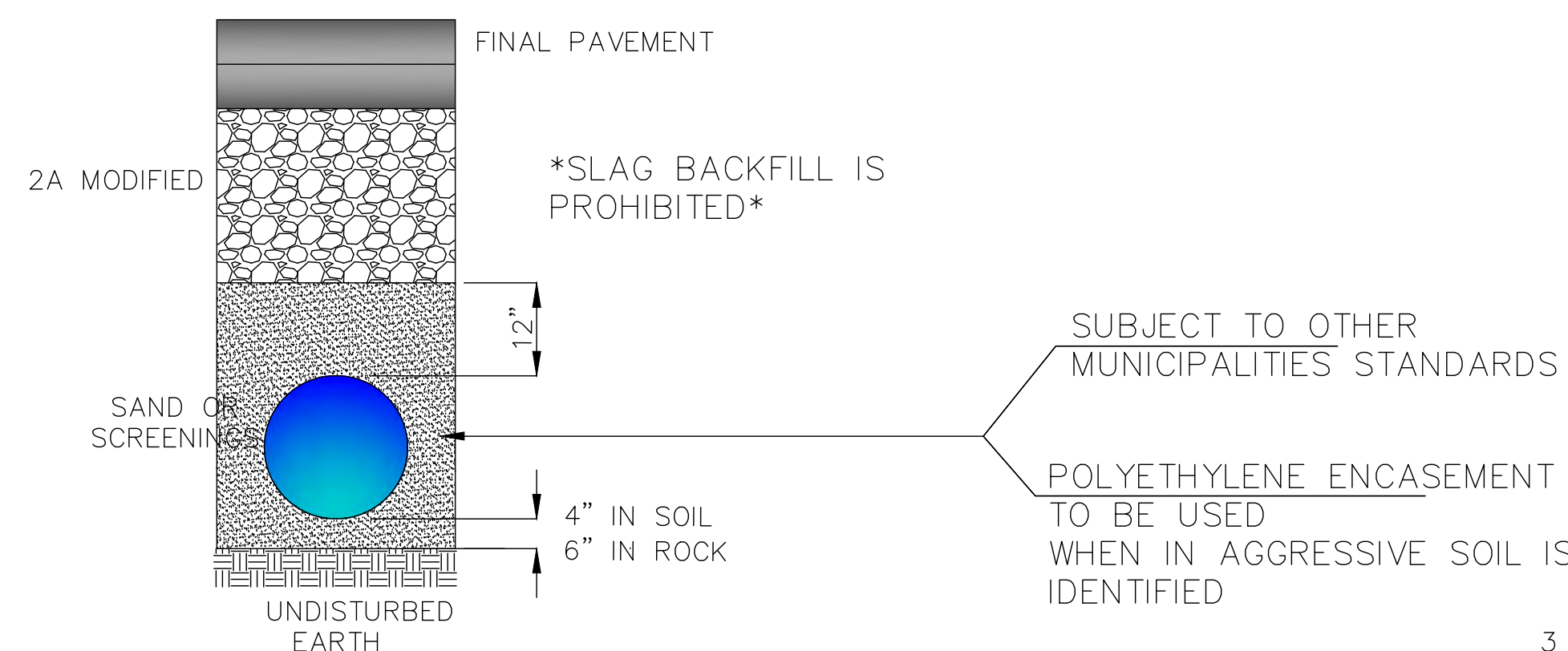


THRUST BLOCK DETAIL

TOP VIEW

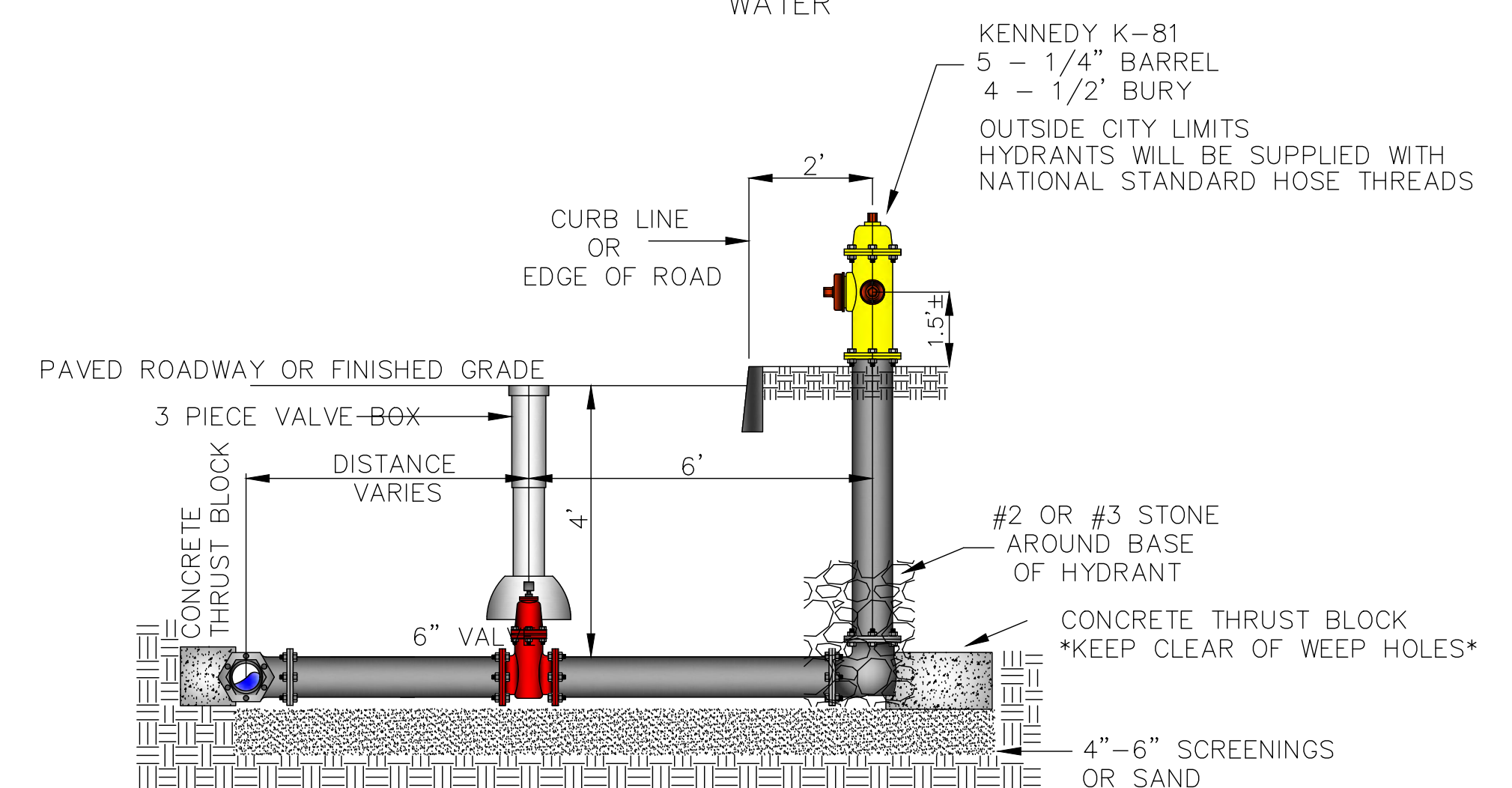


LOWERING DETAIL USING VERTICAL OFFSETS NO THRUST BLOCKS NEEDED



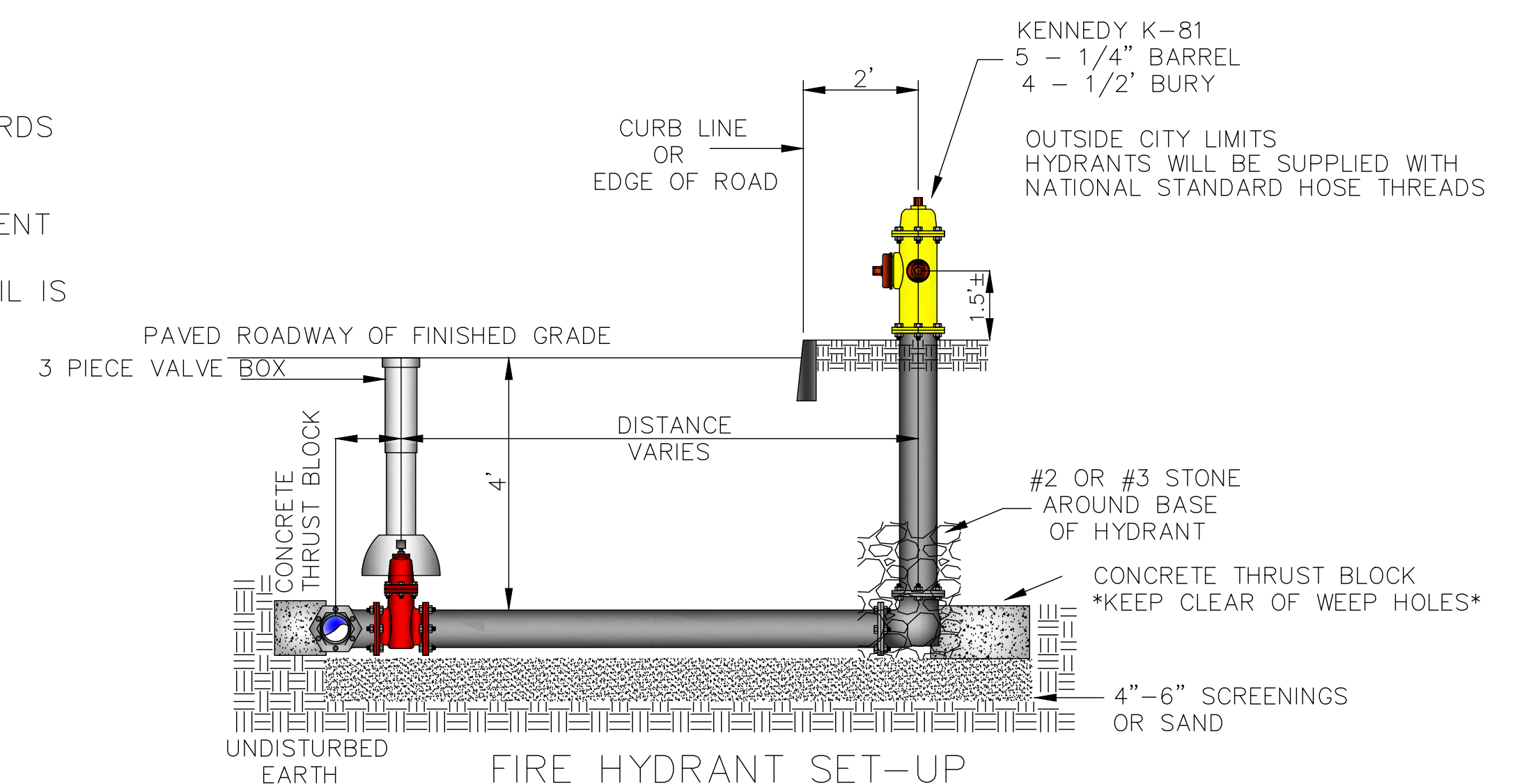
WATER MAIN TRENCH IN PAVED AREA DETAIL DUCTILE IRON PIPE or C-900

CLEAN DIRT or CLAY MAY BE USED IN PLACE OF SCREENINGS / WARNING TAPE MUST BE USED



STANDARD FIRE HYDRANT SET-UP DETAIL

NOTE: ALL FIRE HYDRANTS TO USE 5" STORZ ADAPTERS



FIRE HYDRANT SET-UP USING FIRE HYDRANT TEE DETAIL

NOTE: ALL FIRE HYDRANTS TO USE 5" STORZ ADAPTERS

DATE	REVISIONS

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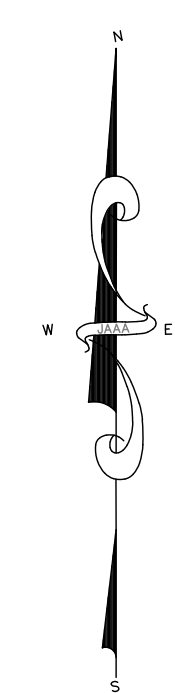
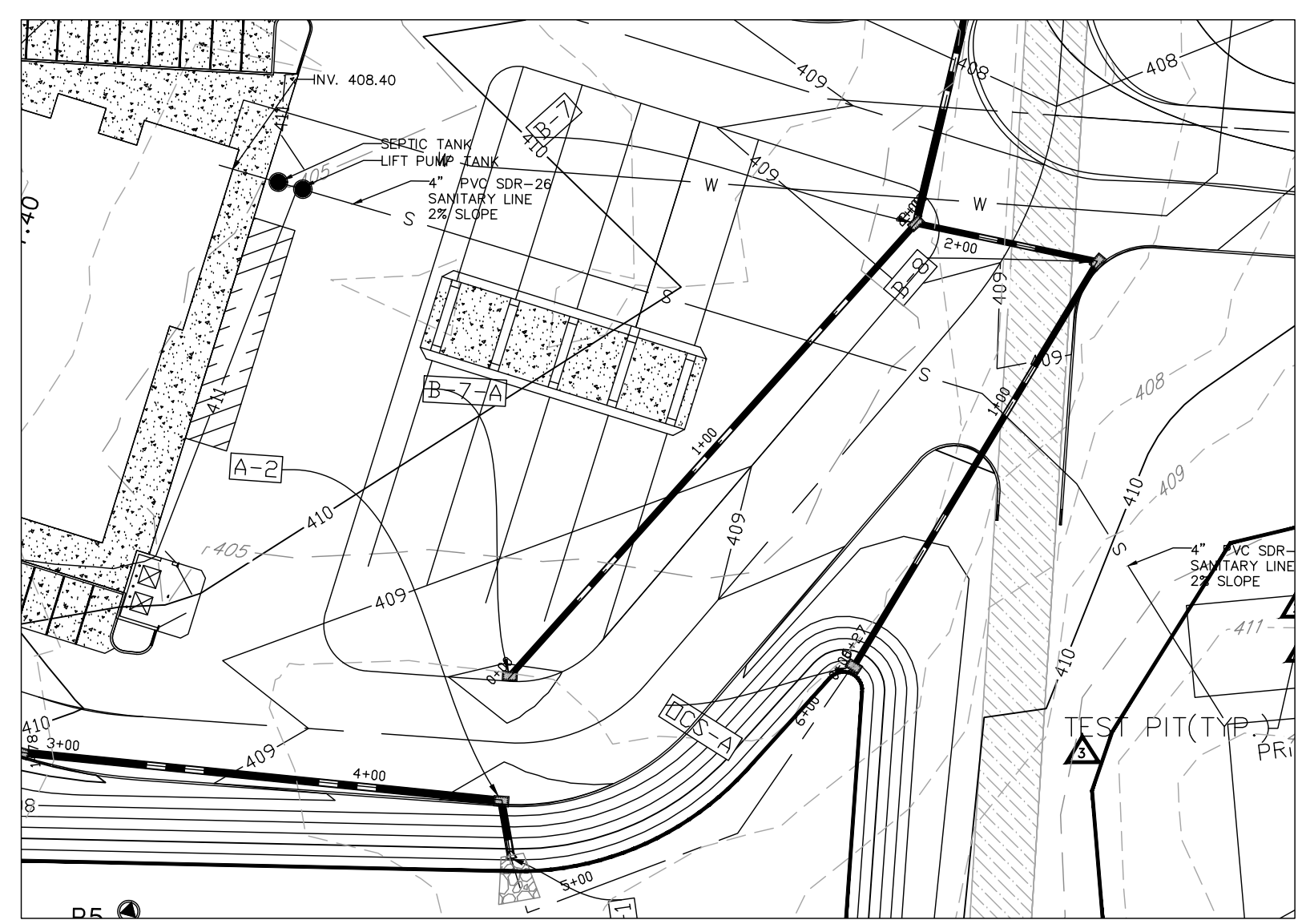
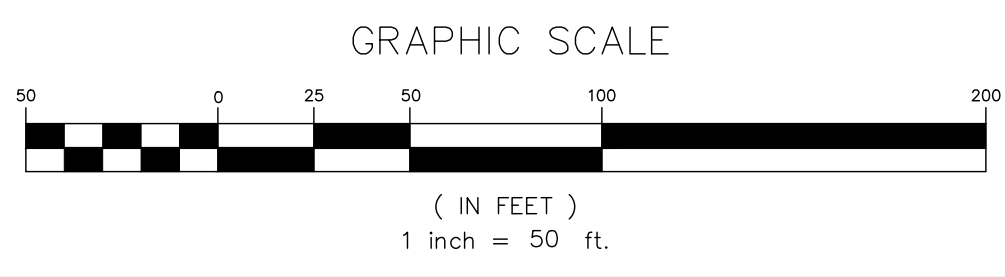
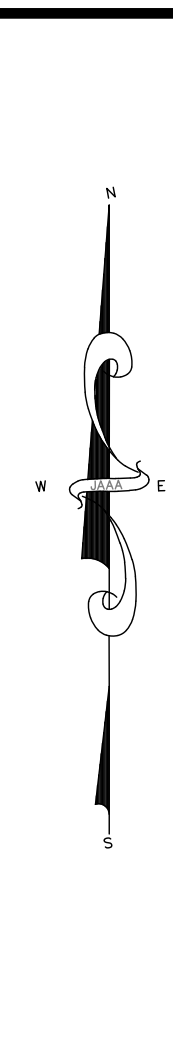
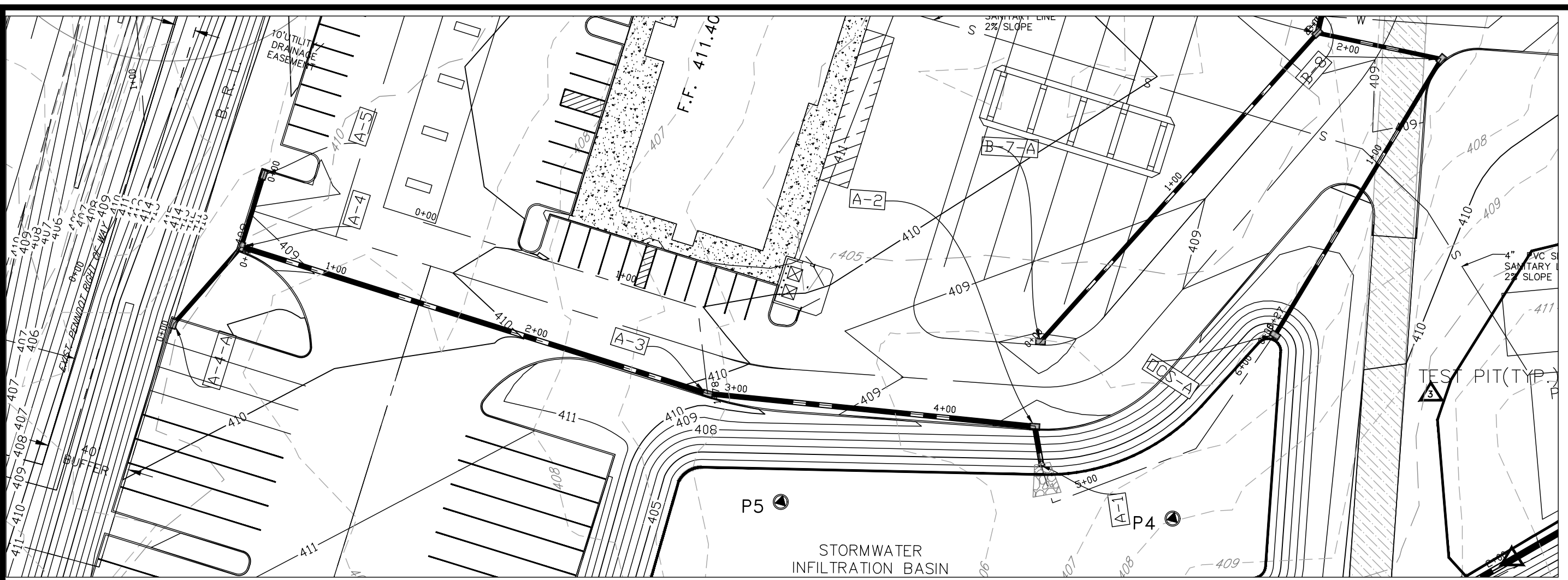
PROJECT TITLE:
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6500 HANOVERVILLE ROAD
 BETHLEHEM, PA 18017
 EAST ALLEN TOWNSHIP
 NORTHAMPTON COUNTY

DRAWING TITLE:
DETAILS PLAN # 2

PLAN: LD 9 of 12
 PROJECT: JAAA250220
 DATE: 7/7/2025
 SCALE: AS NOTED
 DESIGNED BY: SK
 CHECKED BY: SK

PRELIMINARY PLAN



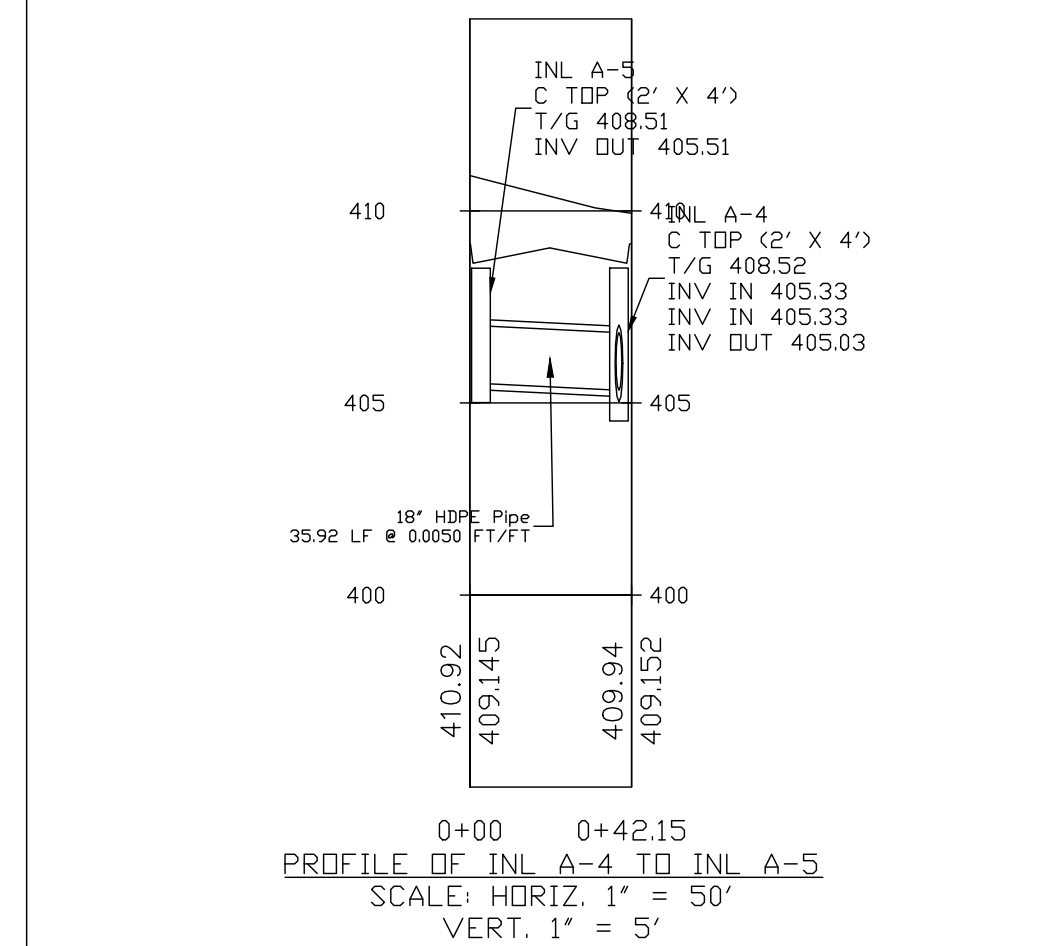
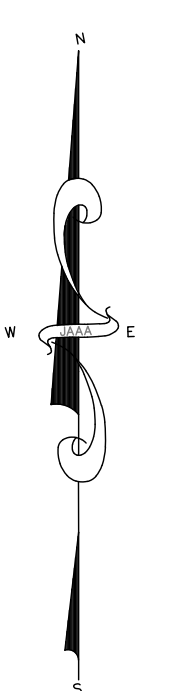
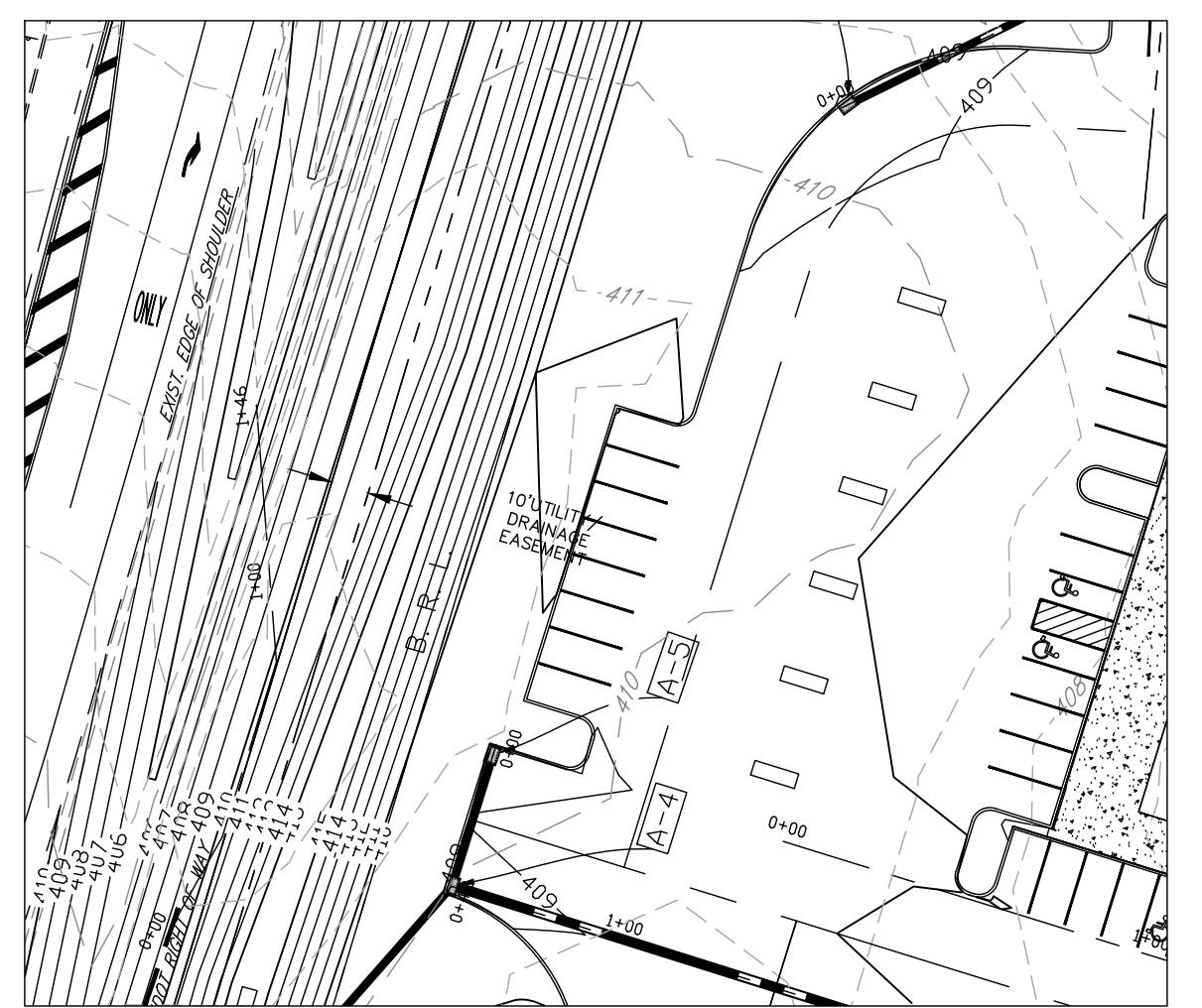
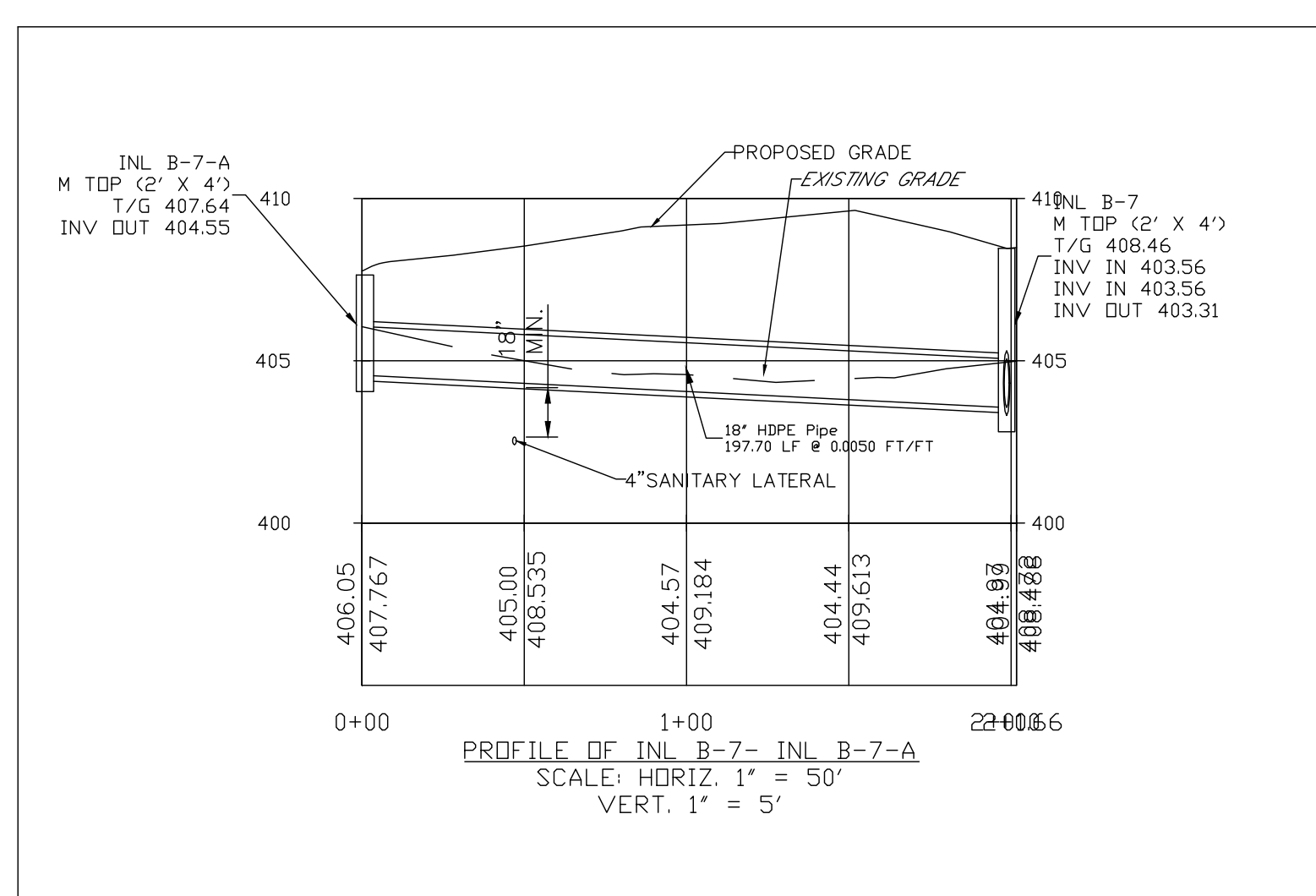
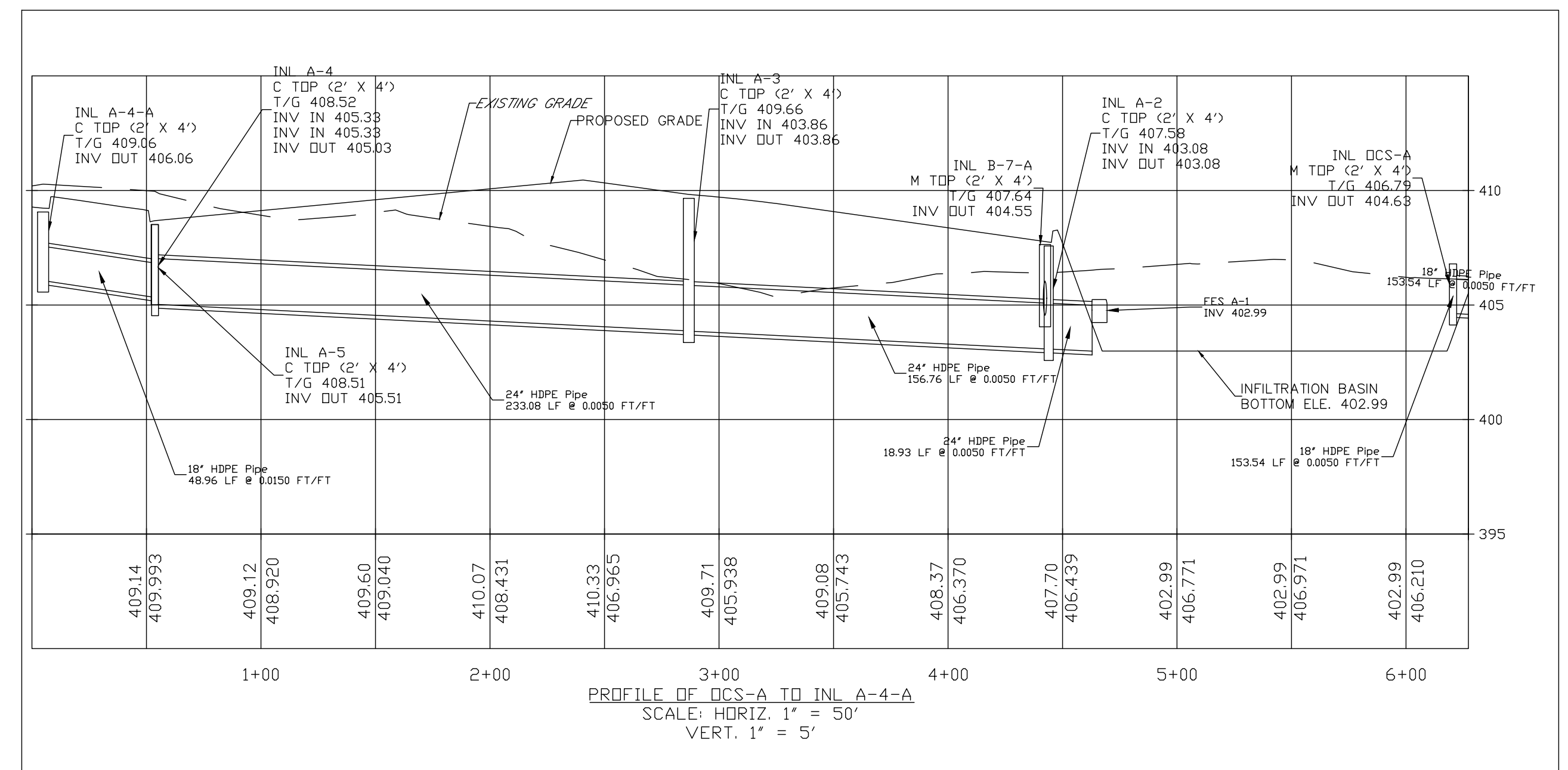
CALL BEFORE YOU DIG
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL.
 1-800-242-1776 Know what's below. Call before you dig.

SERIAL NUMBERS
 CALL MADE 7-10-2019 (DESIGN STAGE)

AIRPORT ROAD SR0887 EAST ALLEN TOWNSHIP 2019-191-2664
 HANOVERVILLE ROAD HANOVER TOWNSHIP 2019-191-2665
 JACKSONVILLE ROAD HANOVER TOWNSHIP 2019-191-2664
 EAST ALLEN TOWNSHIP 2019-191-2668
 HANOVER TOWNSHIP 2019-191-2669

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATIONS OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF THE FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES IS NOT GUARANTEED BY JAAA CONSULTING, LLC.



PROPOSED FEATURES LEGEND

- PROP. E.O.P.
- PROP. CURB
- PROP. SIDEWALK
- PROP. CENTER LINE
- PROP. SIGN
- PROP. PAINT LINE
- PROP. BUILDING
- PROP. FINISHED GRADE
- PROP. SANITARY SEWER
- PROP. SEPTIC TANK/PUMP
- PROP. UTILITY POLE
- PROP. WATER LINE
- PROP. WATER VALVE
- PROP. STORM MANHOLE
- PROP. STORM INLET
- PROP. FLARED END SECTION
- PROP. RIPRAP
- PROP. STORM PIPE
- PROP. WALL MOUNT LIGHT
- PROP. LIGHT STANDARD
- PROP. DECIDUOUS TREE
- PROP. EVERGREEN TREE

EXISTING LEGEND

- EXIST. PROPERTY LINE
- EXIST. ADJACENT PROPERTY LINE
- EXIST. CURB
- EXIST. E.O.P.
- EXIST. PAINT LINE
- EXIST. STORM SEWER
- EXIST. STORM SEWER M.H.
- EXIST. INLET
- EXIST. SANITARY SEWER
- EXIST. SANITARY SEWER M.H.
- EXIST. WATERLINE
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS LINE
- EXIST. GAS VALVE
- EXIST. UTILITY POLE
- EXIST. UNDERGROUND UTILITY
- EXIST. SIGNAL/SIGN MAST ARM
- EXIST. MAILBOX
- EXIST. BENCHMARK
- EXIST. CONC. MON. FND.
- EXIST. IRON PIPE/PIN FND.
- EXIST. GRADE CONTOUR LINE
- EXIST. RIPRAP
- EXIST. WETLANDS
- CONCRETE MONUMENT SET
- ULTIMATE RIGHT-OF-WAY
- RIGHT-OF-WAY EASEMENT
- PROP. FLARED END SECTION
- PROP. RIPRAP
- PROP. STORM PIPE
- PROP. WALL MOUNT LIGHT
- PROP. LIGHT STANDARD
- PROP. DECIDUOUS TREE
- PROP. EVERGREEN TREE

DATE	REVISIONS

JAAA CONSULTING, LLC
 LAND DEVELOPMENT / SITE/CIVIL ENGINEERING
 P.O. BOX 12, FOGELSVILLE, PA 18051
 PHONE: 610-730-9809
 E-MAIL: SUEKANDIL3@GMAIL.COM

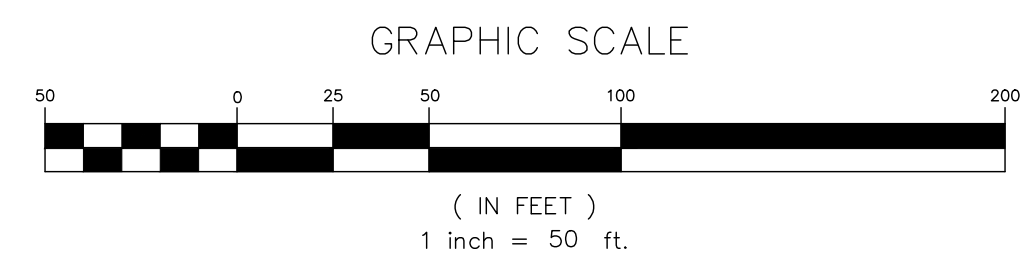
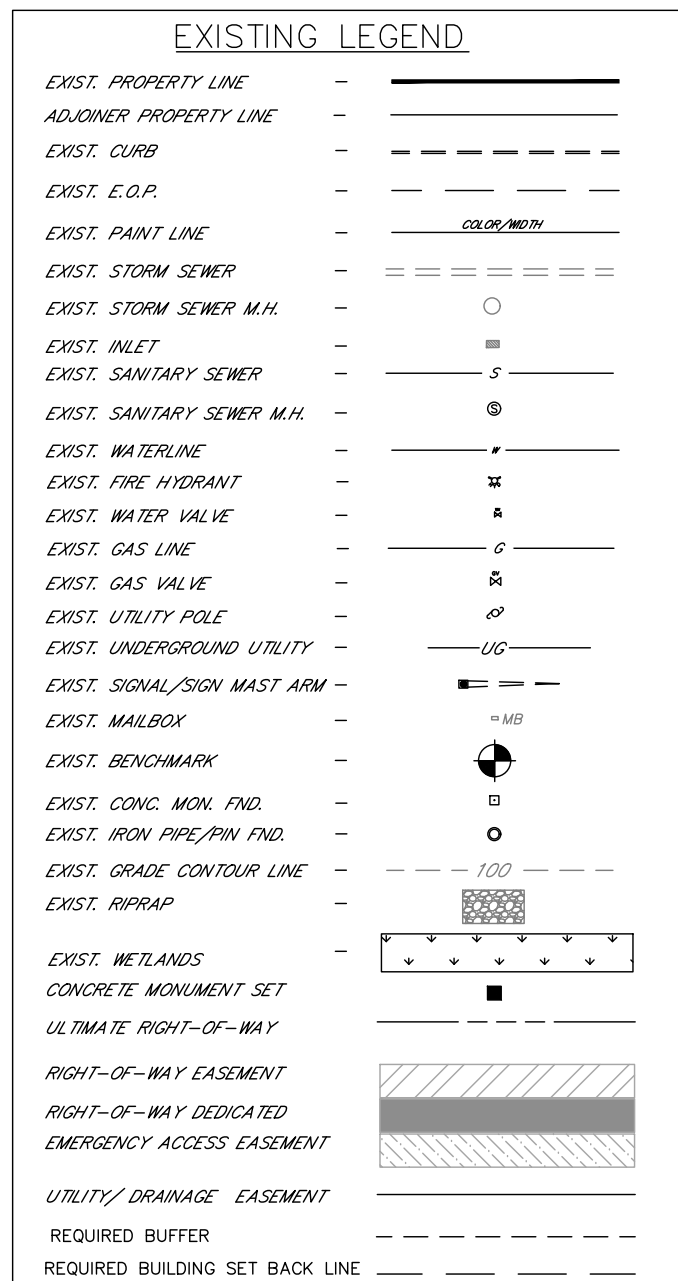
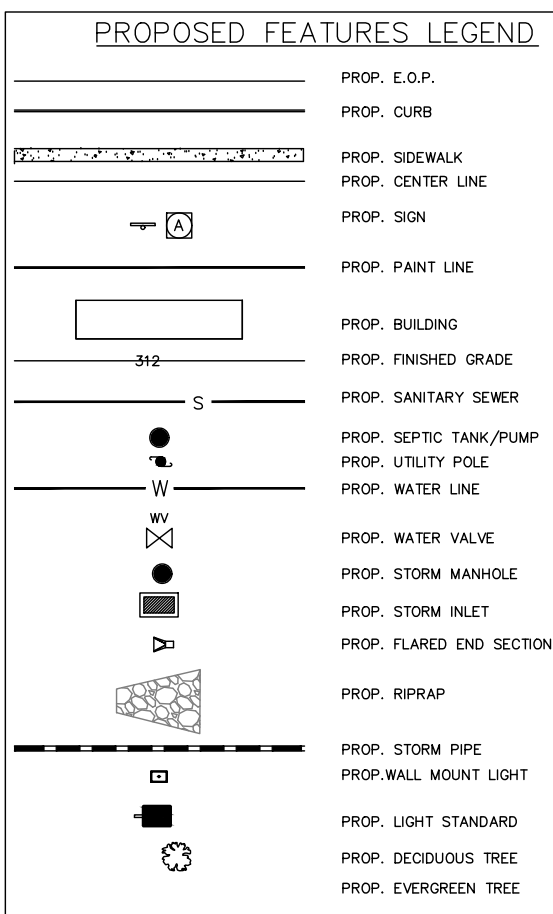
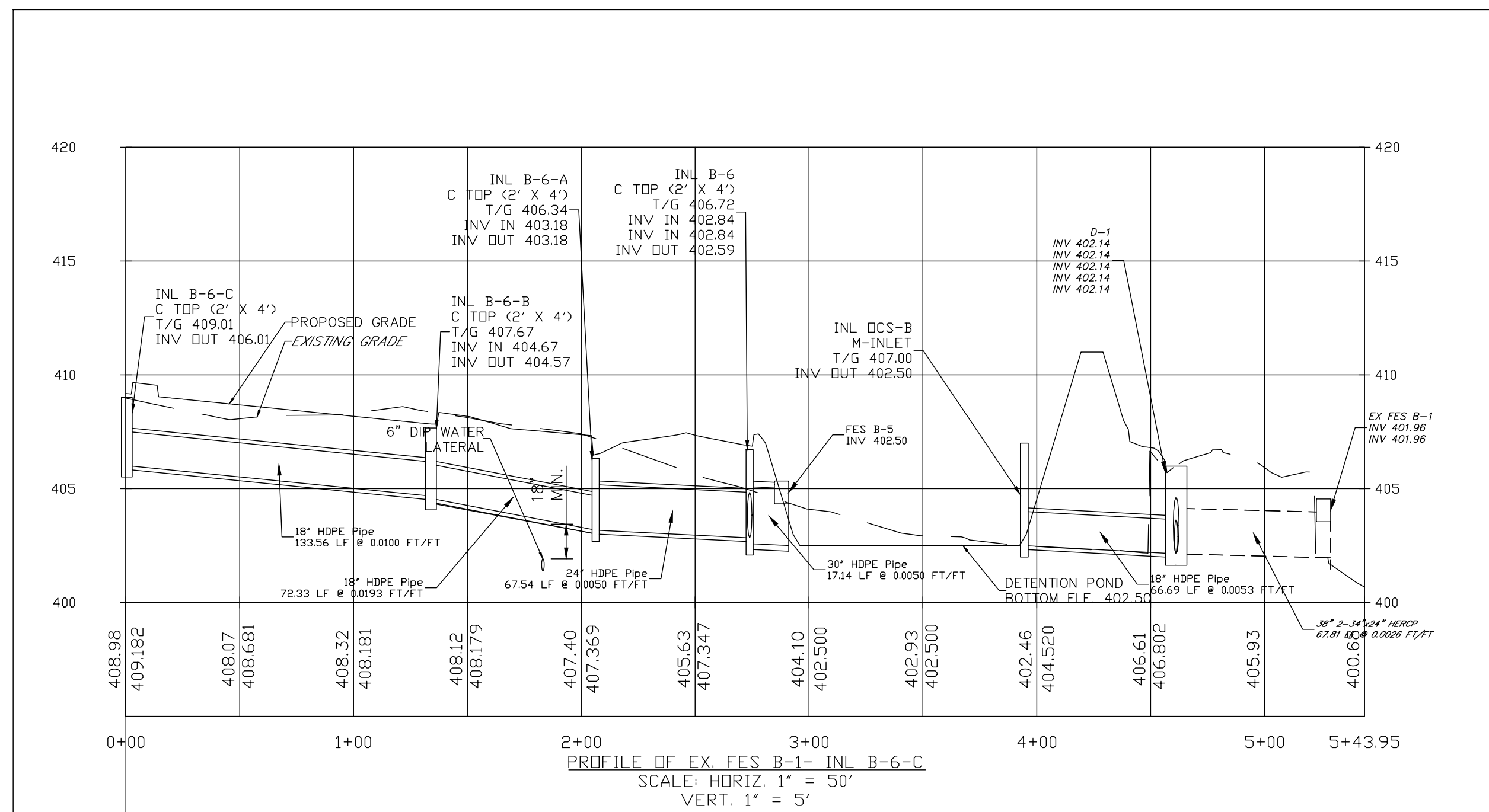
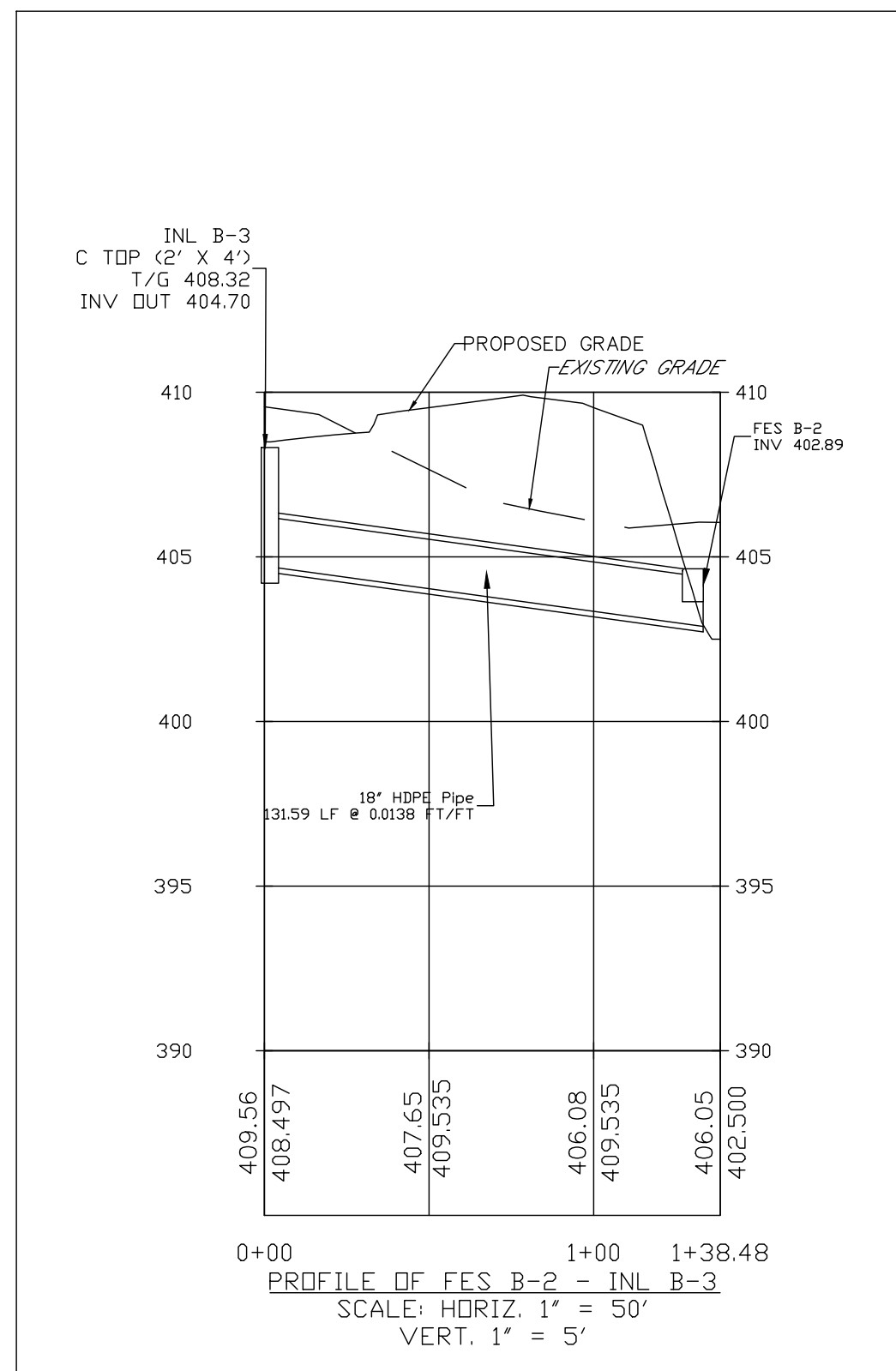
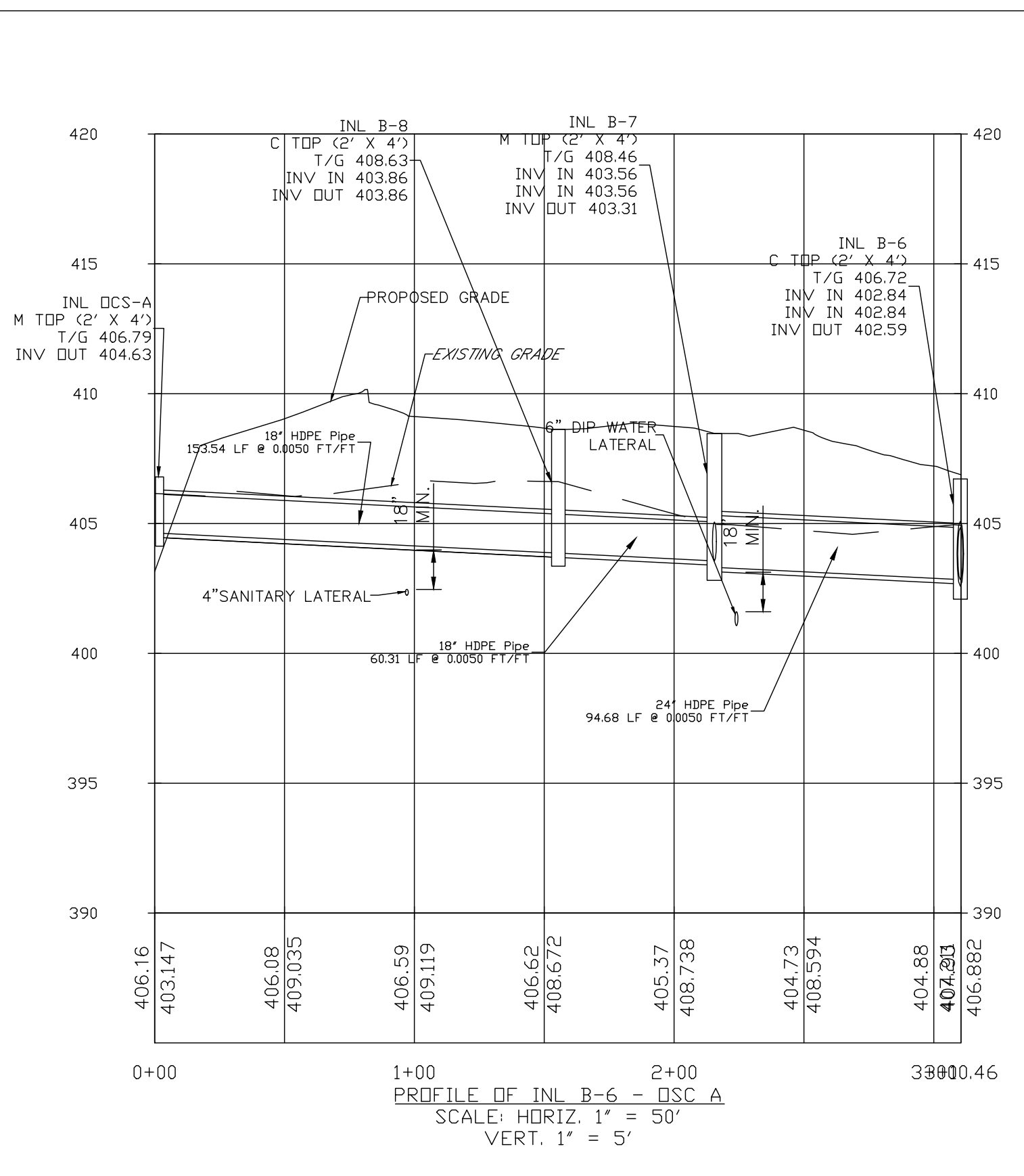
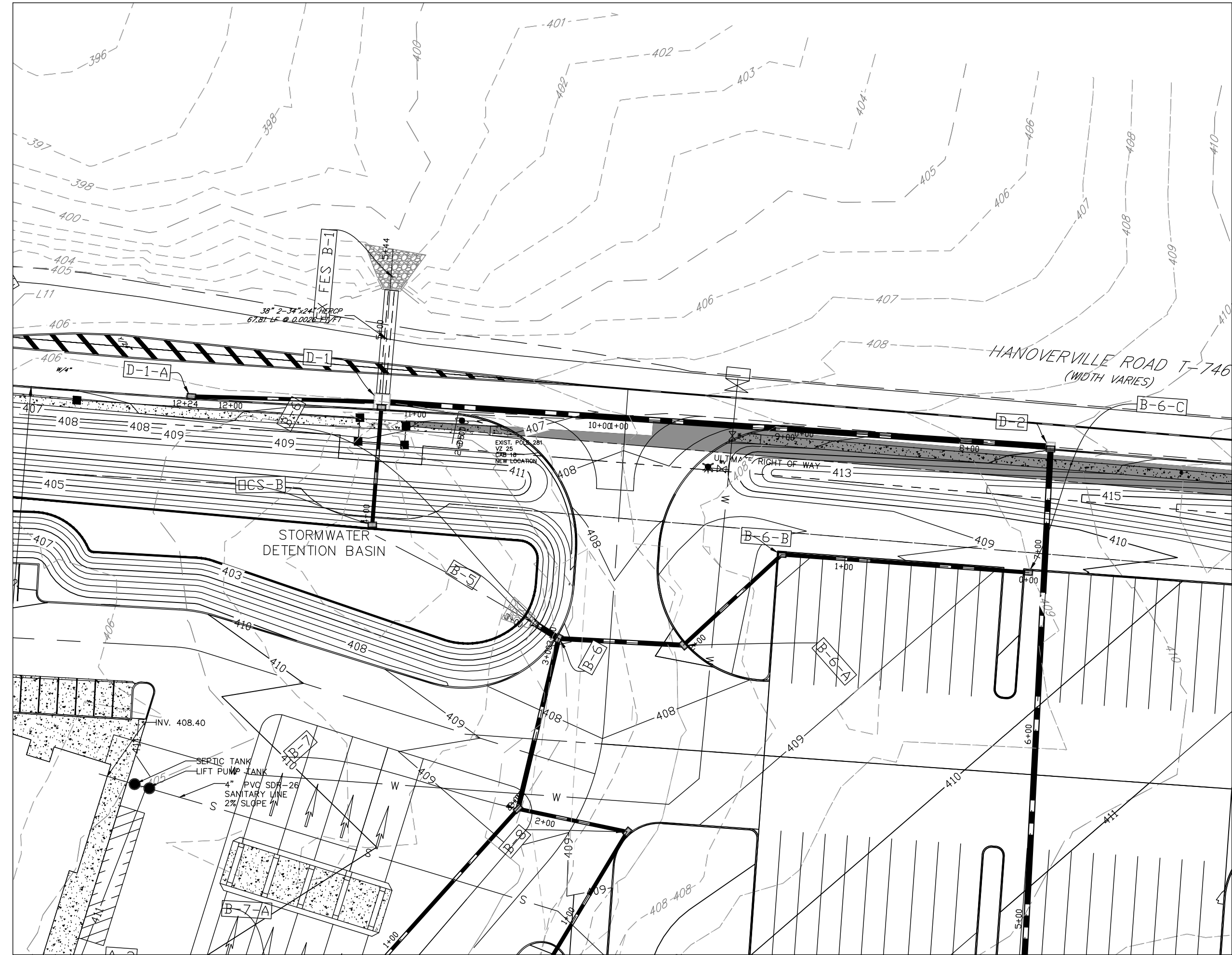
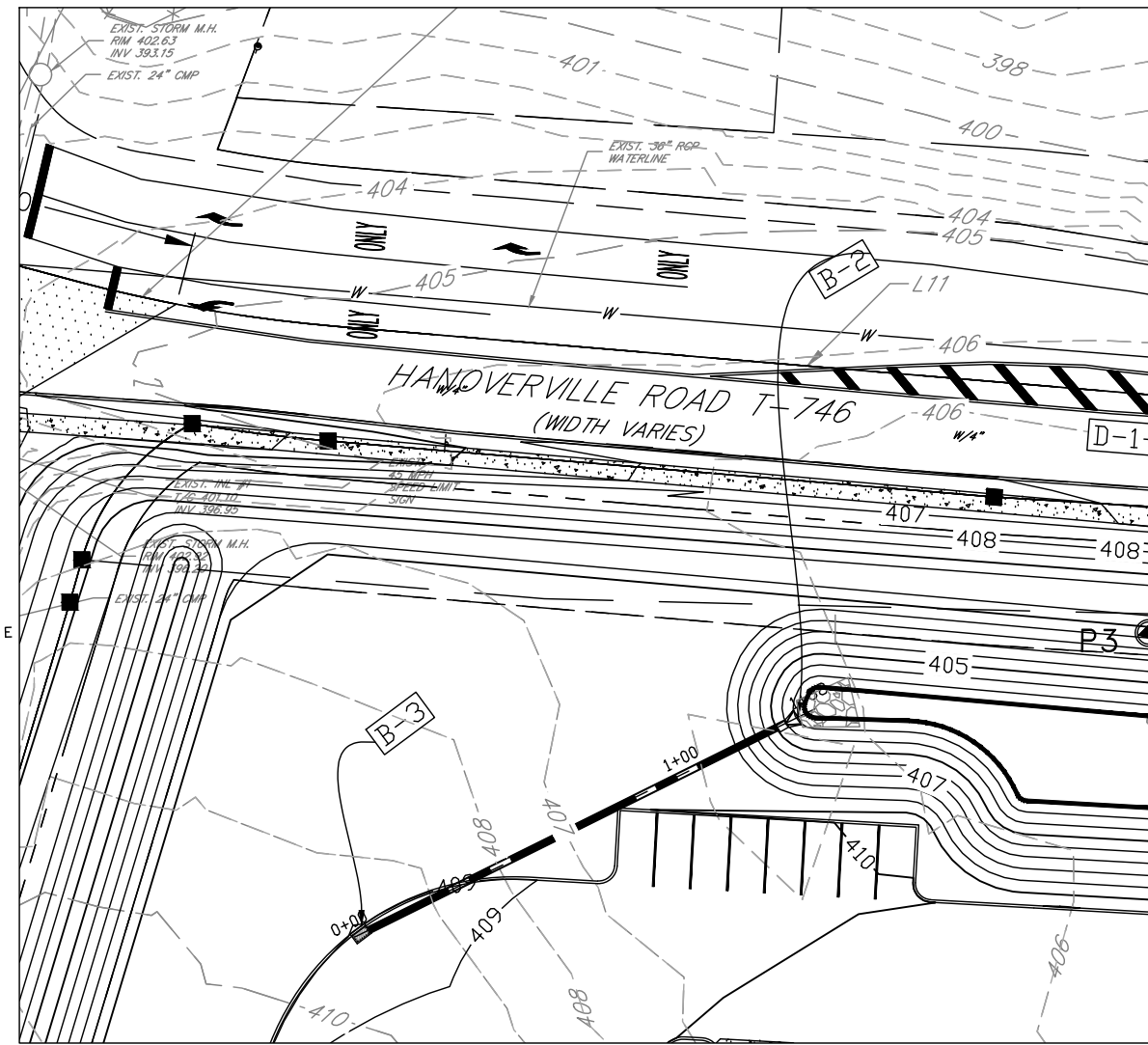
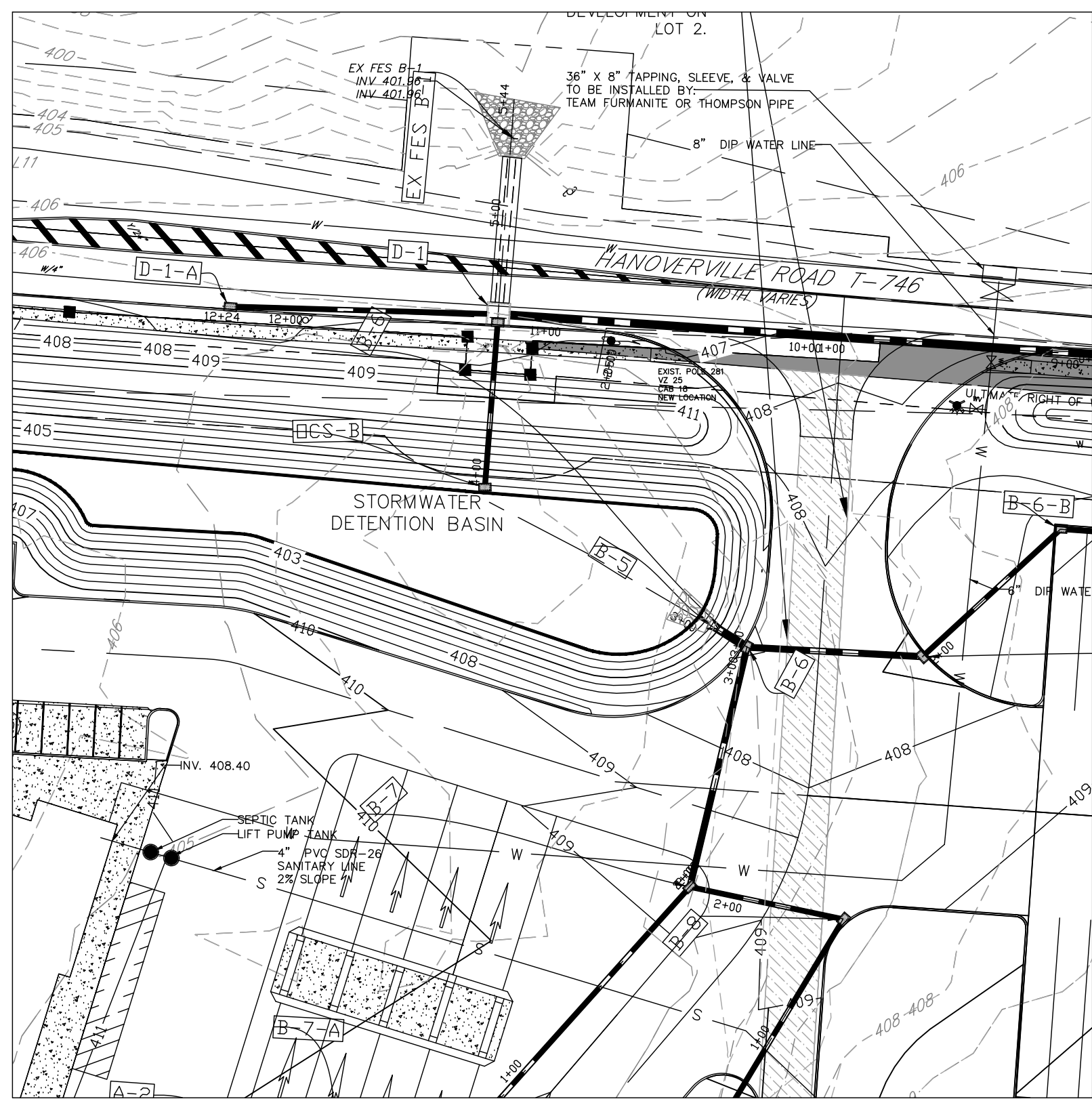
PROJECT TITLE:
EAST ALLEN CONVENIENCE & FUELING
 OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
 OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

8500 HANOVERVILLE ROAD
 BETHLEHEM, PA 18017
 EAST ALLEN TOWNSHIP
 NORTHAMPTON COUNTY

DRAWING TITLE:
PROFILES PLAN #1

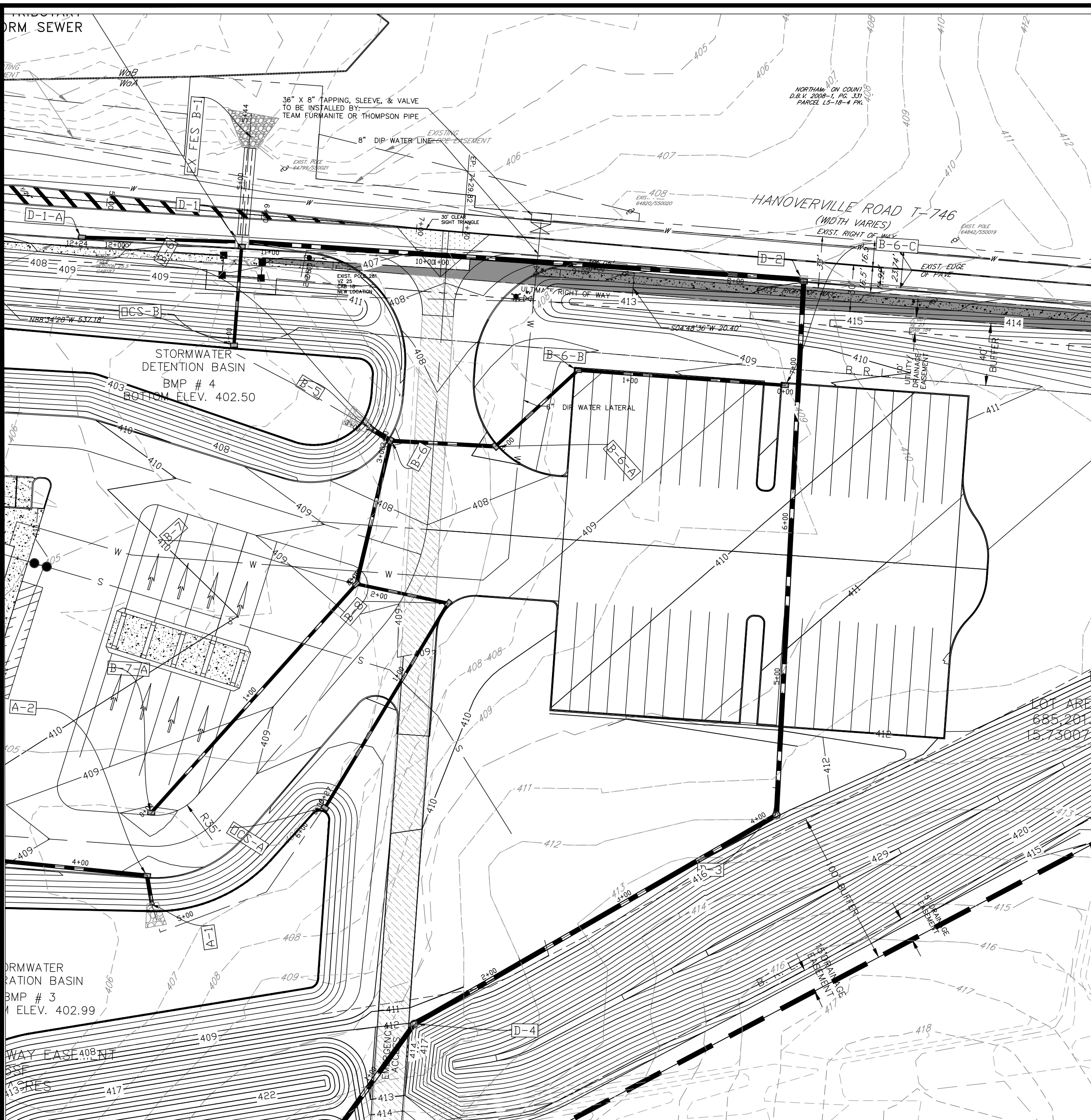
PLAN: LD 10 of 12
 PROJECT: JAAA250220
 DATE: 7/7/2025
 SCALE: AS NOTED
 DESIGNED BY: SK
 CHECKED BY: SK

PRELIMINARY PLAN



<p>JAAA CONSULTING, LLC LAND DEVELOPMENT / SITE/CIVIL ENGINEERING P.O. BOX 12, FOGELSVILLE, PA 18051 PHONE: 610-730-9809 E-MAIL: SUEKANDIL3@GMAIL.COM</p>		<p>PROJECT TITLE: EAST ALLEN CONVENIENCE & FUELING OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052</p>	<p>DRAWING TITLE: PROFILES PLAN # 2</p>	<p>PLAN: LD 11 of 12 PROJECT: JAAA250220 DATE: 7/7/2025 SCALE: AS NOTED DESIGNED BY: SK CHECKED BY: SK</p>
DATE	REVISIONS			

PRELIMINARY PLAN

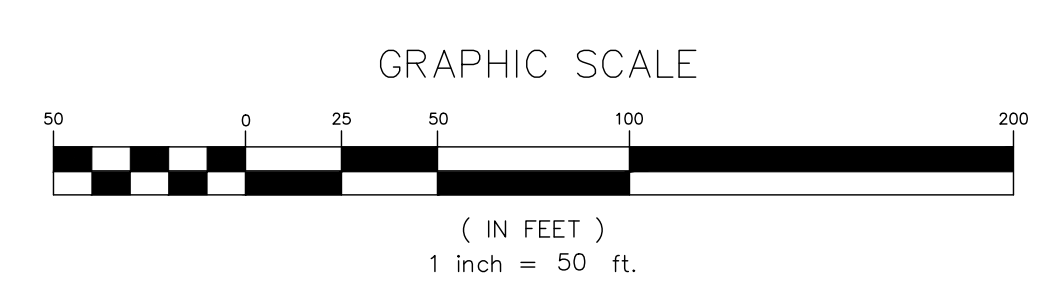
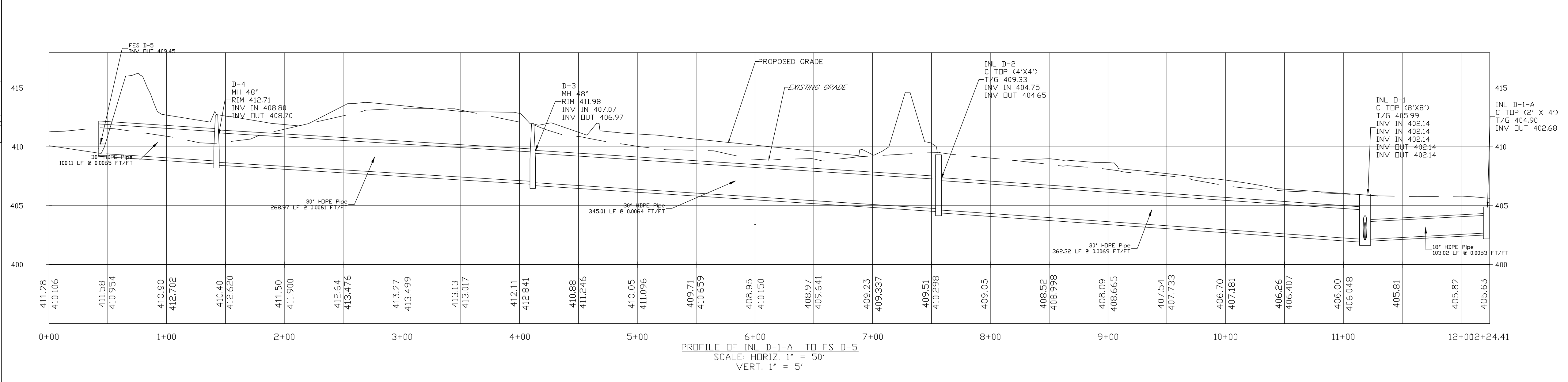


EXISTING LEGEND

- EXIST. PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXIST. CURB
- EXIST. E.O.P.
- EXIST. PAINT LINE
- EXIST. STORM SEWER
- EXIST. STORM SEWER M.H.
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- EXIST. IRON PIPE/PIN FND.
- EXIST. GRADE CONTOUR LINE
- EXIST. RRRAIP
- EXIST. METLANDS
- CONCRETE MONUMENT SET
- ULTIMATE RIGHT-OF-WAY
- RIGHT-OF-WAY EASEMENT
- RIGHT-OF-WAY DEDICATED
- EMERGENCY ACCESS EASEMENT
- UTILITY/ DRAINAGE EASEMENT
- REQUIRED BUFFER
- REQUIRED BUILDING SET BACK LINE

PROPOSED FEATURES LEGEND

- PROP. E.O.P.
- PROP. CURB
- PROP. SIDEWALK
- PROP. CENTER LINE
- PROP. SIGN
- PROP. PAINT LINE
- PROP. BUILDING
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PRELIMINARY PLAN

PROJECT TITLE: **EAST ALLEN CONVENIENCE & FUELING**
OWNER/DEVELOPER NAME: AIRPORT ROAD PARTNERS LP
OWNER/DEVELOPER ADDRESS: 1177 6th STREET, WHITEHALL, PA 18052

DRAWING TITLE: **PROFILES PLAN # 3 & TRUCK TURNING TEMPLATES PLAN**

PLAN: LD 12 of 12
PROJECT: JAAA250220
DATE: 7/7/2025
SCALE: AS NOTED
DESIGNED BY: SK
CHECKED BY: SK