400 Boulder

Site 5: Boulder Business Center Site Plan

NOTE:
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 187 OF 1996 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 187. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL NUMBER IS 1347099.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

LIST OF ACT 38 USERS
(ALSO REF. ACT 172 & ACT 287)
THE FOLLOWING UTILITY USERS WERE ON RECORD AS OPERATING IN UPPER MACUNGIE TOWNSHIP AT THE OFFICE OF THE RECORDED OF DEEDS FOR LEHIGH COUNTY, PENNSYLVANIA AS OF THE DATE LISTED BELOW (ALL CONTRACTORS SHALL INDEPENDENTLY VERIFY UTILITY LOCATIONS AND PROVIDE NOTIFICATIONS AS REQUIRED BY THE ACT, AS AMENDED):

NAME OF USER	NO.	DATE RECORDED
BUCKEYE PIPE LINE COMPANY MANAGER, MAIN LINE MAINTENANCE (610) 967-3131 P.O. BOX 368 EMMAUS, PA 18049	51	OCT. 2, 1980
UGI CORPORATION AREA ENGINEER (610) 866-0951 2121 CITY LINE ROAD (610) 667-0571 BETHLEHEM, PA 18001-2148 HOURS 8:00 AM – 4:30 PM	75	JAN. 29, 1988
UPPER MACUNGIE TOWNSHIP SEWER AUTHORITY MUNICIPAL BUILDING (610) 398-9171 8330 SCHANTZ ROAD (610) 776-3053 EMERGENCY BREINIGSVILLE, PA 18031	86	SEPT. 10, 1991
LEHIGH COUNTY AUTHORITY 1053 SPRUCE ROAD (610) 398-2503 P.O. BOX 3348 ALLENTOWN, PA 18106	92	FEB. 1, 1994
PENNSYLVANIA POWER & LIGHT COMPANY ELECTRICAL SYSTEMS REGIONAL MANAGER 827 HAUSMAN ROAD P.O. BOX 3500 ALLENTOWN, PA 18106-0500	95	FEB. 17, 1995

EXISTING COVENANTS
ACT 515, VOL. 531, PG. 633 – DATED JANUARY 26,1987
ACT 515, VOL. 531, PG. 642 – DATED JANUARY 26,1987
ACT 515, VOL. 531, PG. 941 – DATED JANUARY 26,1987
DECLARATION OF RESTRICTIONS & RESPONSIBILITIES RECORDED IN MISC. BOOK 875, PG. 1004 – DATED FEBRUARY 13, 1998
DECLARATION OF COVENANTS RECORDED IN MISC. BOOK 394, PG. 50 DATED JUNE 6, 1991

WAIVERS REQUESTED
1. SALDO SECTION 703.3.C.1 – MAXIMUM DRIVEWAY WIDTH TO PERMIT A 24' AND 40' DRIVEWAYS WITH ENTRANCE RADII OF 75' ON EACH SIDE OF BOTH DRIVEWAYS. THIS IS IN EXCESS OF THE 30' MAXIMUM ALLOWED BY ORDINANCE.
2. SALDO SECTION 709.1.C.1.b – THE SITE GRADING IN EXCESS OF 3:1 SLOPES TO PERMIT SLOPES TO A MAXIMUM OF 2:1. ALL 2:1 SLOPES TO BE PLANTED WITH CROWNVETCH TO STABILIZE SOILS.
3. SALDO SECTION 709.1.C.3 – SWALES WITHIN YARD AREAS TO PERMIT MINIMUM SLOPE OF 0.5%

STORMWATER NOTE:
IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2C FOR THE MAINTENANCE OF DRAINAGE STRUCTURES, SWALES AND APPURTENANCES LOCATED ON ITS PROPERTY. THIS INCLUDES INSPECTION AND CLEANING OF THE "SNOUT" DEVICE.

IN THE EVENT THAT THE PROPERTY OWNER FAILS TO PROPERLY MAINTAIN SAID STRUCTURES, SWALES, AND APPURTENANCES, AFTER NOTIFICATION TO SUCH PROPERTY OWNERS BY THE TOWNSHIP, IT IS AUTHORIZED TO ENTER UPON THE PROPERTY TO PERFORM SUCH MAINTENANCE AND THEREAFTER RECOVER THE COST OF PERFORMING SUCH SERVICE FROM THE PROPERTY OWNER. IN ORDER TO ENFORCE THE RECOVERY OF SUCH COST OF SERVICE, THE TOWNSHIP SHALL HAVE THE RIGHT TO FILE A MUNICIPAL LIEN AGAINST SUCH PROPERTY AND THEREAFTER TO EXERCISE ITS REMEDIES IN ACCORDANCE WITH THE SECOND CLASS TOWNSHIP CODE.

STATEMENT OF INTENDED USE:
THE INTENDED USE OF THE BUILDING FACILITY WILL BE FOR WAREHOUSE & BULK DISTRIBUTION. [illegible] MAILING MATERIALS, SUCH AS TAPE, PAPER, AND BOXES, ARE DELIVERED TO THE SITE, ARE REPACKAGED ON-SITE AND THEN SHIPPED OUT TO CLIENTS.

THE OFFICE PORTION OF THE BUILDING WILL BE USED IN CONNECTION WITH THE WAREHOUSE FACILITY. THE ENTIRE FACILITY WILL ACCOMMODATE 60 EMPLOYEES, AND 4 MANAGERS ON THE LARGEST SHIFT, FROM 8 AM TO 5 PM, MONDAY TO FRIDAY. THE SECOND AND THIRD SHIFTS WILL BOTH HAVE 30 EMPLOYEES AND 2 MANAGERS.

GENERAL NOTES
1. ALL PUBLIC IMPROVEMENTS PROPOSED ON THIS PLAN WILL REQUIRE CONSTRUCTION INSPECTION BY KCE PERSONNEL ON BEHALF OF UMT AND UMTA. THIS WOULD INCLUDE THE DETENTION BASIN, SANITARY SEWER, LANDSCAPING, AND DRIVEWAY CONSTRUCTION WITHIN THE RIGHT OF WAY.
2. THE CENTERLINE OF THE ACCESS ROAD OR DRIVEWAY FOR NON-RESIDENTIAL SUBDIVISIONS SHOULD BE LOCATED NO CLOSER THAN 300 FEET FROM AN ADJACENT STREET INTERSECTION WHEN EITHER STREET IS AN ARTERIAL STREET. WITHIN THE RIGHT-OF-WAY.
3. DISTANCE FROM LOT 2C CAR ENTRANCE TO INDUSTRIAL DRIVE ℄ = 451.46 FT.

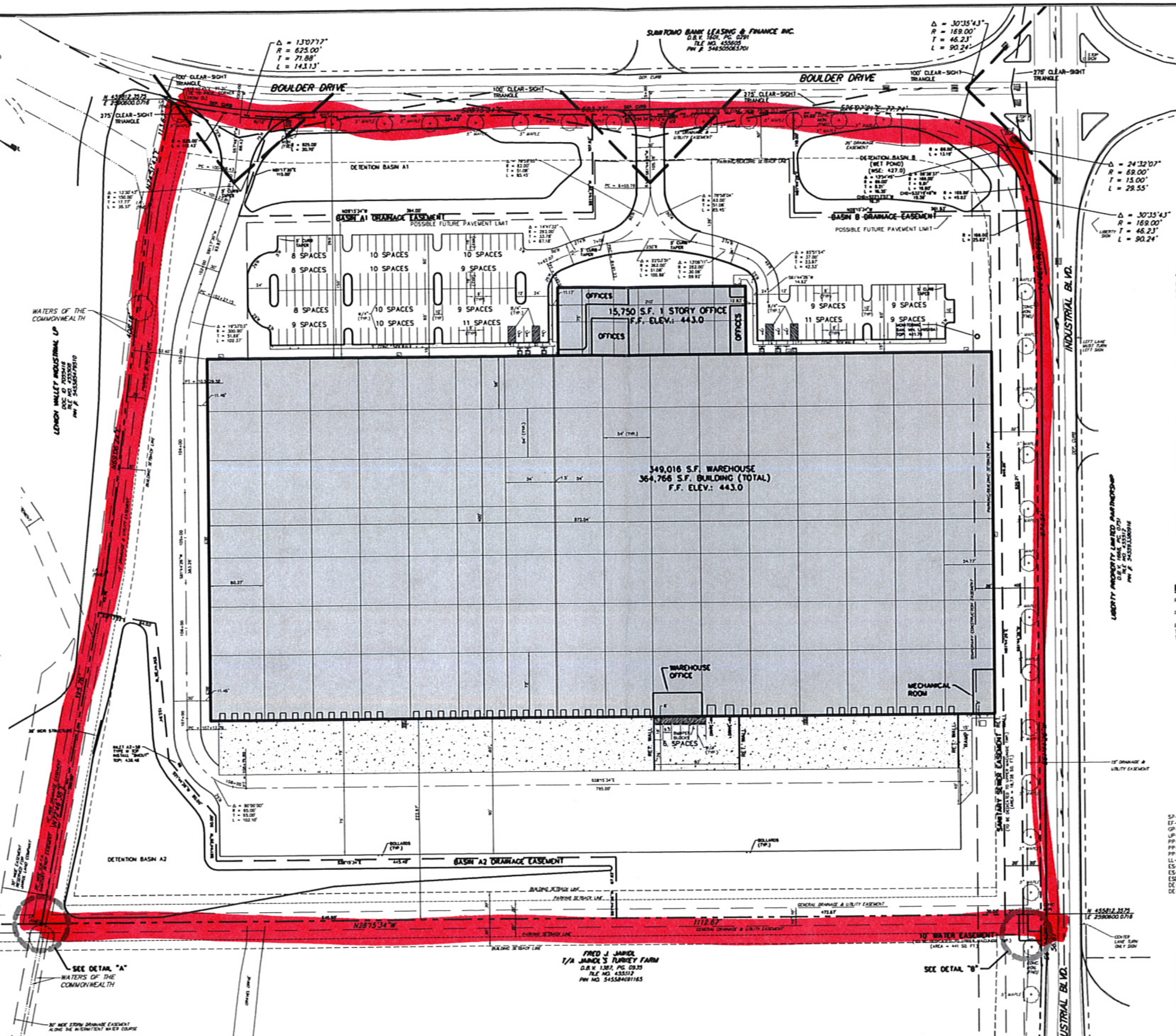
NOTES:
1. PROPERTY MARKERS (IRON PINS) SHALL BE SET AT ALL INDIVIDUAL LOT CORNERS.
2. ALL EXISTING FEATURES SHOWN ARE FROM A FIELD SURVEY BY BARRY ISETT & ASSOCIATES, INC., DONE ON MAY 19, 2003.
3. ANTICIPATED TRAFFIC PROJECTIONS AND COMPARISON TO THE TRAFFIC STUDY FOR LEHIGH VALLEY WEST II SHALL BE SUBMITTED AS PART OF THE CONDITIONAL USE SUBMISSION. CONDITIONAL USE SUBMISSION SHALL COMPLY WITH ORDINANCE 2000-4, 20 SECTION 803.a, c, & d FOR A LOUNGE TO ACCOMMODATE TRACTOR/TRAILER OPERATORS AND TRUCK PARKING SPACES FOR EACH REQUIRED LOUNGE SEAT.
4. WETLANDS HAVE BEEN DETERMINED NOT TO EXIST ON THE TRACT BY AN ENVIRONMENTAL SURVEY PERFORMED BY DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS.
5. LOT 2C BOUNDARY AND EASEMENTS FROM "PRELIMINARY/FINAL SUBDIVISION PLAN" FOR "FRED J. JAINDL, T/A JAINDL'S TURKEY FARM" BY "G. EDWIN PIDCOCK CO." DATED SEPTEMBER 23, 1998 (MS VOL. 11, PG. 189).
6. ALL ELEVATIONS ARE BASED ON N.G.V.D. 1929 DATUM.
7. LOCATION OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS. IF THERE ARE CONFLICTS WITH THIS PLAN, THE ENGINEER/ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCES AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.
8. CONSTRUCTION TO CONFORM TO THE UPPER MACUNGIE TOWNSHIP SUBDIVISION AND ZONING SPECIFICATIONS.
9. SIGHT TRIANGLE AREAS SHALL BE GRADED AND KEPT FREE OF SIGHT OBSTRUCTIONS BETWEEN A HEIGHT OF 2 AND 7 FEET, INCLUDING STRUCTURES, NON-TRANSPARENT FENCES, VEGETATION AND SIGNS.
10. MAINTENANCE OF THE STREET AND PERIMETER TREES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
11. ACCESS IS GRANTED TO UPPER MACUNGIE TOWNSHIP AUTHORITY AND ITS ASSIGNS TO THE MONITOR MANHOLE LVWS10A, FOR THE PURPOSES OF MONITORING FLOW AND STRENGTHS OF SEWER.
12. THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION. THE DESIGN ENGINEER SHALL BE NOTIFIED IF THE EXISTING UTILITIES WILL INTERFACE WITH THE PROPOSED STORM SEWER LINE.
14. ALL SURFACE AND SUBSURFACE EASEMENTS REQUIRED BY THIS ORDINANCE OR SHOWN ON THE RECORD PLAN SHALL BE KEPT CLEAR OF ANY AND ALL STRUCTURES AND OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, TREES, SHRUBS, DRIVEWAYS AND BERMS. GRADES, ONCE ESTABLISHED ON THE APPROVED PLAN, SHALL NOT BE ALTERED WITHOUT APPROVAL BY THE BOARD OF SUPERVISORS.
15. ALL PUBLIC IMPROVEMENTS PROPOSED ON THIS PLAN WILL REQUIRE CONSTRUCTION INSPECTION BY KCE PERSONNEL ON BEHALF OF UMT AND UMTA. THIS WOULD INCLUDE THE SANITARY SEWER, LANDSCAPING, AND DRIVEWAY CONSTRUCTION WITHIN THE RIGHT OF WAY.
16. WATER QUALITY CONTROLS, "SNOUT", ARE TO BE CHECKED AND/OR CLEANED AFTER EVERY MAJOR RUNOFF EVENT. INLET A2-5 TO HAVE "SNOUT" CONTROL, AS SHOWN ON PLANS GP-1 & GU-1.
17. LOTS ARE SUBJECT TO THE PROTECTIVE COVENANTS OF THE LEHIGH VALLEY WEST-2 INDUSTRIAL PARK.

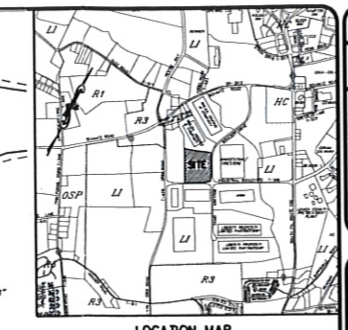
OWNER'S CERTIFICATION
WE, THE EQUITABLE OWNERS OF LIBERTY PROPERTY TRUST, BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I/WE AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF AND ALSO I/WE HEREBY DEDICATE ALL PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN FOR PUBLIC USE AND I/WE HEREBY AGREE TO EMPLOY A PROFESSIONAL LAND SURVEYOR TO PLACE ALL PROPERTY CORNERS AND MONUMENTS IN THE LOCATIONS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE "MINIMUM STANDARDS OF THE PROFESSIONAL LAND SURVEYORS MANUAL OF PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA"

EQUITABLE OWNER–LIBERTY PROPERTY LIMITED PARTNERSHIP BY ITS SOLE GENERAL PARTENER, LIBERTY PROPERTY TRUST, BY ROBERT L. KIEL, SENIOR V.P. AND REGIONAL DIRECTOR — DATE

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____________ 20___

NOTARY PUBLIC





LOCATION MAP
SCALE: 1" = 2000'

ZONING DATA
DISTRICT: LI – LIGHT INDUSTRIAL PARK DISTRICT
PROPOSED USE: OFFICE/WAREHOUSE/DISTRIBUTION (CONDITIONAL USE)
MINIMUM LOT AREA: 87,000 S.F.
10 ACRES (MISC. BOOK 875, PAGE 1004)
MINIMUM LOT WIDTH: 150 FT. @ FRONT YARD SETBACK
MAXIMUM BUILDING COVERAGE: 40%
MAXIMUM IMPERVIOUS COVERAGE: 75%
BUILDING SETBACKS:
FRONT: 50 FT.
SIDE: 30 FT. (EACH 2 SIDES)
REAR: 30 FT.
YARD ADJACENT TO PUBLIC STREET: 50 FT.
YARD ADJACENT TO RESIDENTIAL LOT LINE: 150 FT.
HEIGHT LIMIT: 35 FT.
(2 1/2 TIMES THE DISTANCE FROM THE BUILDING LINE TO THE STREET RIGHT-OF-WAY, MISC. BOOK 875, PAGE 1004)
PRINCIPAL – 50 FT., 4 STORIES
ACCESSORY – 50 FT., 1 STORY
PARKING SETBACKS:
EXISTING STREET RIGHT-OF-WAY: 50'
OTHER LOT LINES: 20'
WALL OF BUILDING: 5'
BUFFER YARD:
15 FT. (EXPRESSWAY, ARTERIAL OR COLLECTOR STREETS)

SITE DATA
EQUITABLE OWNER/DEVELOPER:
LIBERTY PROPERTY LIMITED PARTNERSHIP
LEHIGH VALLEY CORPORATE CENTER
1510 VALLEY CENTER PARKWAY
SUITE 240
BETHLEHEM, PA 18017
(610) 867-9100

DEED REFERENCE: D.B.V. 1387, PG. 0935
TILE NO.: 455512
PIN #: 545584691165
LOT AREA: 21.0000 ACRES
PROP. BUILDING HEIGHT: 42'
PROP. BUILDING COVERAGE: 39.4% (360,600 AC.)
TOTAL IMPERVIOUS: 88.3% (14.348 AC.) (INCLUDES FUTURE DOCK AREA)

PARKING CALCULATIONS
REQUIRED PARKING: 1 SPACE/1.2 EMPLOYEES, PLUS 1 SPACE/10 MANAGERS ON SITE
PROPOSED USE: 60 EMPLOYEES = 50 SPACES
4 MANAGERS = 1 SPACE
PARKING PROVIDED: 156 SPACES (6 HANDICAPPED)
TOTAL DOCK DOORS PROVIDED: 52
TOTAL DRIVE-IN DOORS PROVIDED: 3

SIGHT TRIANGLES:
SALDO 75' (LOCAL) 100' (COLLECTOR)
ZONING 25' FROM RIGHT-OF-WAY; 275' ALONG ℄ COLLECTOR; 200' ALONG ℄ LOCAL

ROAD CLASSIFICATIONS
BOULDER DRIVE: LOCAL ROAD
INDUSTRIAL DRIVE: COLLECTOR STREET
GRIM ROAD: COLLECTOR STREET

PAINTING LEGEND
W/4" 4" WIDE WHITE PAINT MARKING
W/12" 12" WIDE WHITE PAINT MARKING
B/4" 4" WIDE BLUE PAINT MARKING

DRAWING INDEX

SP-1	1 OF 13	SITE DEVELOPMENT PLAN
EF-1	2 OF 13	EXISTING FEATURES PLAN
GP-1	3 OF 13	GRADING PLAN
UP-1	4 OF 13	UTILITY PLAN
PP-1	5 OF 13	PLAN & PROFILES
PP-2	6 OF 13	PLAN & PROFILES
PP-3	7 OF 13	PLAN & PROFILES
LL-1	8 OF 13	LIGHTING & LANDSCAPING PLAN
ES-1	9 OF 13	EROSION & SEDIMENT POLLUTION CONTROL PLAN
ES-1	10 OF 13	EROSION & SEDIMENT POLLUTION CONTROL PLAN
ESD-1	11 OF 13	EROSION & SEDIMENT POLLUTION CONTROL DETAILS
DE-1	12 OF 13	DETAIL SHEET
DE-2	13 OF 13	DETAIL SHEET

LEGEND
EXISTING / PROPOSED
LOT LINE; BUILDING SETBACK; ULTIMATE RIGHT-OF-WAY; EASEMENT; CURBING; CONCRETE/PAVEMENT; BUILDING; SOIL BOUNDARY; UTILITY POLE; OVERHEAD ELECTRIC; OVERHEAD TELEPHONE; UNDERGROUND ELECTRIC; UNDERGROUND TELEPHONE; WATER MAIN & VALVE; FIRE HYDRANT; GAS MAIN & VALVE; SANITARY LINE, MANHOLE, & CLEANOUT; STORM LINE, MANHOLE, & INLET; CHAIN-LINK FENCE; POST/SPLIT RAIL FENCE; SIGN; DECIDUOUS TREE; EVERGREEN TREE; TREE ROW; CONTOUR; SPOT ELEVATION; MONUMENT/IRON PIN; CENTERLINE; TYPICAL (TYP.); TO BE REMOVED (T.B.R.); TO BE RELOCATED (REL.)

PROFESSIONAL SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO LIBERTY PROPERTY TRUST AND TO THE TOWNSHIP OF UPPER MACUNGIE, THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE SURVEY SHOWN ON THIS PLAN PERFORMED ON 5/16/03 IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF THE PROFESSIONAL LAND SURVEYORS MANUAL OF PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA", AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS, BASED ON THE DEED RECORD.

DALE E. JUDD, P.E., P.L.S. — DATE

ENGINEER'S CERTIFICATION
I, TERRY P. DEGROOT, P.E., LICENSE NO. 44255-E, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT IN ALL DETAILS.

TERRY P. DEGROOT, P.E. — DATE

BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF UPPER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA, ON THE ___________ DAY _______________ OF 20___

CHAIRMAN – PORTER E. KRISHER — SECRETARY – THOMAS C. GORR

PLANNING COMMISSION OF UPPER MACUNGIE TOWNSHIP
ON _______________, 20___ THE WITHIN PLOT OR PLAN LOCATED IN UPPER MACUNGIE TOWNSHIP, COUNTY OF LEHIGH, STATE OF PENNSYLVANIA WAS REVIEWED BY THE PLANNING COMMISSION OF UPPER MACUNGIE TOWNSHIP, LEHIGH COUNTY, PENNSYLVANIA.

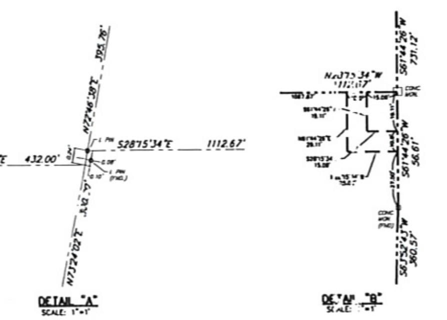
CHAIRMAN – JAMES R. MILLER — SECRETARY – OWEN M. BASTIAN

LEHIGH VALLEY PLANNING COMMISSION
REVIEWED:
BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER — DATE

PROOF OF RECORDING
PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, MAP DOCUMENT IDENTIFICATION NUMBER_____________ ON THE ___ DAY OF _____________ 20 ___ WITNESS MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____________ 20___

RECORDER OF DEEDS



DETAIL "A"
SCALE: 1"=1'

DETAIL "B"
SCALE: 1"=1'

REFERENCE PLAN NOTES:
1. AS PER "PRELIMINARY/FINAL SUBDIVISION PLAN" PREPARED FOR "JAINDL LAND COMPANY" BEING LOT 2 IN THE LEHIGH VALLEY WEST/2 INDUSTRIAL SUBDIVISION BY "G. EDWIN PIDCOCK CO." DATED 9/23/98 (LAST REVISED 10/27/98). NO WETLANDS HAVE BEEN DESIGNATED ON LOT 2C.
2. WATERS OF THE COMMONWEALTH HAVE BEEN SHOWN AS PER "PRELIMINARY/FINAL SUBDIVISION PLAN" BY "G. EDWIN PIDCOCK CO." MENTIONED IN NOTE 1.

SIGNING SCHEDULE

SYMBOL	MUTCD / PENNDOT SERIES	SIZE	REMARKS
A	R1-1	30"X30"	STOP SIGN
B	R5-2	36"X30"	NO TRUCKS
C	R7-8	12"X18"	HANDICAP PARKING

NOTES:
1. ALL SIGNS ARE TO BE FLAT SHEET ALUMINUM.
2. REFERENCE TO PENNDOT 408 SECTION, LATEST EDITION.

DATUM: NGVD 1929
BENCHMARK: SQUARE CHISELED IN THE NORTHEAST END OF THE TOP OF A CONCRETE STORM SEWER INLET, LOCATED ALONG THE SOUTHEASTERLY LOT LINE OF LOT #5B, APPROX. 635 FEET FROM THE CENTER OF REALIGNED GRIM ROAD T-478C. ELEVATION 472.30

SLANTED TEXT INDICATES EXISTING FEATURES
VERTICAL TEXT INDICATES PROPOSED FEATURES

SCALE: 1"=50' (0 50' 100' 150')

CONSTRUCTION SET

SITE DEVELOPMENT PLAN
for
BOULDER BUSINESS CENTER – LOT 2C
UPPER MACUNGIE TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

BARRY ISETT & ASSOCIATES, INC.
Consulting Engineers & Surveyors
Trexlertown, PA 18087-0147
610 · 398 · 0904 www.barryisett.com

REVISIONS	DATE	BY
1. REVISED PROPOSED WATERLINE	11/12/03	KRVA
2. REVISED OUTLET STRUCTURE B-7	12/18/03	KRVA

DATE: 10/6/03	DSGN.: JNR
SCALE: 1" = 50'	CHK.: JNR
DRAWN: KRVA	APPRO.: TPD
JOB: 126603.0TC	P. MGR.: TPD

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SHEET: 1 OF 13
SP–1
F.B. 240, PG 40

FILENAME: T:\PROJECTS\1226603\DWG\CONST-DWG\1266031B_CONST.DWG