

# SOUTHEASTERN REALIGNMENT PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN



PA Bethlehem Landfill Corporation

**PLAN PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO SERVE AS A PRELIMINARY / FINAL LAND DEVELOPMENT PLAN AND SPECIAL EXCEPTION SITE PLAN FOR THE SOUTHEASTERN REALIGNMENT AT THE IES PA BETHLEHEM LANDFILL. THE SOUTHEASTERN REALIGNMENT ENCOMPASSES THE FOLLOWING:

- 22.5 ACRES OF "POGGYBACK" DISPOSAL OVER PREVIOUS PHASES II AND OLD FILL AREAS.
- 6.0 ACRES OF LATERAL EXTENSION WITHIN AN AREA OF PREVIOUSLY APPROVED LANDFILL SUPPORT ACTIVITIES.
- ADDITIONAL DISPOSAL ATOP PREVIOUSLY APPROVED PHASES II AND IV, TO AN ELEVATION OF 725 PREVIOUSLY APPROVED AS PART OF THE PHASE IV EXPANSION.

**REQUESTED WAIVERS:**

IES PA BETHLEHEM SEEKS THE FOLLOWING WAIVERS IN ASSOCIATION WITH THE SOUTHEASTERN REALIGNMENT PRELIMINARY / FINAL LAND DEVELOPMENT PLAN. THE WAIVERS REQUESTED ARE THE MINIMUM MODIFICATIONS NECESSARY, WILL NOT BE CONTRARY TO THE PUBLIC INTEREST, AND ARE CONSISTENT WITH THE PURPOSE AND INTENT OF THE TOWNSHIP'S ORDINANCES. LITERAL ENFORCEMENT OF THE PROVISIONS FOR WHICH IES IS SEEKING WAIVERS IS UNNECESSARY AND WOULD CAUSE UNLAWFUL HARDSHIP ON IES. EXCEPT FOR SECTION 137-23M REGARDING SLOPES STEEPER THAN 3:1, WAIVERS IDENTICAL TO THOSE BEING REQUESTED IN CONNECTION WITH THIS APPLICATION WERE PREVIOUSLY GRANTED BY TOWNSHIP COUNCIL IN CONNECTION WITH THE 2011 LAND DEVELOPMENT PLAN MODIFICATION FOR CELL 4F, AND OTHER PRIOR APPROVALS. FURTHER JUSTIFICATION FOR THE REQUESTED WAIVERS IS OBTAINED WITHIN SECTION 13 OF THE LAND DEVELOPMENT PLAN SUPPORTING DOCUMENTATION BOOKS WHICH IS MADE PART OF THIS PLAN.

**STORMWATER MANAGEMENT ORDINANCE**

- SECTION 137-18C - ORIFICE DIAMETER
- SECTION 137-18H - BASIN FENCING
- SECTION 137-18K - MAXIMUM EXTERNAL BASH SLOPE
- SECTION 137-18L - MAXIMUM BASIN DEPTH, INTERIOR SLOPE, FENCING AND 8-HOUR DOWNER REQUIREMENT
- SECTIONS 137-19.G (8), (10) - CONCRETE STRUCTURE FOR OUTLETS
- SECTIONS 137-23M - MAXIMUM 3:1 SLOPE
- SECTIONS 137-26.D, E, 34, 36, 37, AND 38 - EASEMENT LEGAL AGREEMENTS
- SECTIONS 137-37.B, C - DRAINAGE EASEMENTS
- APPENDIX I - STORM DRAINAGE EASEMENT MAINTENANCE COVENANT, INFILTRATION NOTES

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

- SECTION 145-33.A - PRELIMINARY PLAN
- SECTION 145-33.C(1) AND (2) - EXISTING FEATURES
- SECTION 145-33.F - STANDARD NOTES FOR DRAINAGE FACILITIES EASEMENTS
- SECTION 145-34.D(5) - EASEMENT LEGAL AGREEMENTS
- SECTION 145-30 AND 34.D(6) - INSURANCE - TOWNSHIP AND TOWNSHIP ENGINEER AS NAMED INSURED
- SECTION 145-45.C(2) - SPECIFICATIONS FOR DRIVEWAYS
- SECTION 145-46.B(3) - DRAINAGE EASEMENTS
- SECTION 145-52.B - STREET TREES

**GENERAL NOTES:**

- DEVELOPMENT PROPOSED HEREIN IS WITHIN AN EXISTING 224.471 ACRE TRACT OWNED BY IES PA BETHLEHEM LANDFILL AS RECORDED IN NORTHAMPTON COUNTY COURTHOUSE DEED BOOK VOLUME 2000-1, PG. 88738 AND BEING TAX PARCEL 07/5/33.
- NO SUBDIVISION OR CONSOLIDATION OF LAND IS PROPOSED AS PART OF THIS PLAN.
- UTILITY LOCATIONS SHOWN ON ALL PLAN SHEETS SHALL BE FIELD VERIFIED IN ACCORDANCE WITH PA ACT 187 PRIOR TO ANY EXCAVATION.
- NO DEVELOPMENT IS PROPOSED WITHIN OR ADJACENT TO PUBLIC RIGHTS OF WAY OF SKYLINE DRIVE AND APPLEBUTTER ROAD.
- LOWER SAUCON AUTHORITY SHALL HAVE PERMANENT AND UNRESTRICTED ACCESS TO ITS FACILITIES OVER LANDS OF IES PA BETHLEHEM LANDFILL CORP. VIA THE PERIMETER ACCESS ROAD AND THE VARIOUS UTILITY EASEMENTS SHOWN.
- SOME SITE INFORMATION FOR THESE PLANS HAS BEEN COMPILED FROM DRAWINGS FURNISHED BY GANNETT FLEMING, INC. OF HARRISBURG, PENNSYLVANIA AND AMERICAN RESOURCE CONSULTANTS, INC. OF DOVERLEISTON, PENNSYLVANIA.
- BASE MAPING CREATED BY COMBINING TOPOGRAPHY FROM LOCKWOOD MAPPING CO. DATED 2-2-99 & TWA ENGINEERING, SURVEYING, P.C. DATED APRIL 1998. MAPPING HAS BEEN FIELD VERIFIED. SPECIAL AREA INFORMATION TAKEN FROM PHASE II PERMIT DOWNS BY GANNETT FLEMING, DATED NOV. 9, 1993. PROPERTY LINE DATA TAKEN FROM PLAN BY KEYSTONE CONSULTING ENGINEERS, INC. REVISED THRU 12-13-00.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT FOR TOPSOIL STRIPPED FROM STREET CANYON AREAS OR OTHER PAVED AREAS. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED OVER AREAS STRIPPED FOR CONSTRUCTION BEYOND THOSE AREAS COVERED BY STRUCTURES AND PAVING.
- "EXISTING CONDITIONS" AS DEPICTED HEREIN CONSIST OF EITHER ACTUAL FIELD CONDITIONS TAKEN FROM THE REFERENCED AERIAL PHOTOGRAPHY OR THOSE PREVIOUSLY APPROVED CONDITIONS AS OBTAINED WITHIN THE PHASE IV LAND DEVELOPMENT PLANS (CELL 4F MODIFICATION) DATED NOVEMBER 2011.

**SPECIAL EXCEPTION APPROVAL:**

IN 1993 AND 2001 THE LOWER SAUCON TOWNSHIP ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION APPROVAL TO UTILIZE 206 ACRES OF THE SUBJECT PARCEL FOR LANDFILL USE. THE SOUTHEASTERN REALIGNMENT IS LOCATED WITHIN THE 206 ACRES FOR WHICH SPECIAL EXCEPTION APPROVAL FOR LANDFILL USE WAS GRANTED. IN SEPTEMBER 2015 IES PA BETHLEHEM LANDFILL CORP. FILED A PROTECTIVE APPLICATION FOR SPECIAL EXCEPTION APPROVAL USE SPECIFIC TO THE SOUTHEASTERN REALIGNMENT. ON 2015 THE LOWER SAUCON TOWNSHIP ZONING HEARING BOARD GRANTED SPECIAL EXCEPTION APPROVAL FOR THE PROPOSED SOUTHEASTERN REALIGNMENT DETAILED ON THESE PLANS.

**PENNDOT OCCUPANCY PERMITS:**

- DRIVEWAY ACCESS IMPROVEMENTS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION 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. 470-420).
- BUILDING PERMITS SHALL NOT BE ISSUED UNTIL OR AFTER SAID HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED.
- APPROVAL OF THIS PLAN DOES NOT REPRESENT ANY GUARANTEE OR ASSURANCE BY LOWER SAUCON TOWNSHIP THAT A HIGHWAY OCCUPANCY WILL BE ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
- NO MODIFICATIONS ARE PROPOSED TO THE EXISTING LANDFILL ACCESS FROM APPLEBUTTER ROAD.

**DRAINAGE FACILITIES MAINTENANCE NOTES:**

- ALL DRAINAGE FACILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSED OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRADES AND DESIGNS SHOWN ON THE APPROVED DEVELOPMENT PLANS FOR THIS PROJECT. ALL THESE FACILITIES SHALL BE KEPT FREE OF ALL OBSTRUCTION, INCLUDING BUT NOT LIMITED TO SUCH OBSTRUCTIONS AS FILL, TEMPORARY OR PERMANENT STRUCTURES AND PLANTS (OTHER THAN GRASS). THE MAINTENANCE OF ALL SUCH FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER ON WHICH THE FACILITIES EXIST.
- DRAINAGE FACILITIES SHALL ALLOW THE PASSAGE OF STORMWATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES AND/OR ALLOW PASSAGE OF STORMWATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS.
- EXISTING ROADSIDE CUTTERS OR SWALES SHALL NOT BE OBSTRUCTED BY DRIVEWAYS OR OTHER FILL OR STRUCTURES.

**RIPARIAN CORRIDOR BUFFER, WETLANDS, FLOODPLAIN:**

- THE RIPARIAN CORRIDOR BUFFERS AS ILLUSTRATED HEREIN ARE SUBJECT TO THE RESTRICTIONS OUTLINED IN SECTION 140-84(D) OF THE LOWER SAUCON TOWNSHIP CODE. THE RIPARIAN BUFFERS DEPICTED WERE TAKEN FROM PHASE IV LAND DEVELOPMENT PLANS PREPARED BY MARTIN AND MARTIN DATED NOVEMBER 2011.
- WETLANDS DELINEATION AS PER THE PHASE II CITY OF BETHLEHEM LANDFILL P.A. PERMIT APPLICATION THOSE WETLANDS LOCATED WITHIN THE LIMITS OF THIS PHASE IV APPLICATION WERE REDELINEATED BY SEYMOUR WETLANDS CONSULTANT, REVIEWED AND CONFIRMED BY THE U.S. ARMY CORP OF ENGINEERS THOSE WETLANDS LOCATED ADJACENT TO THE SOUTHEASTERN REALIGNMENT WERE REDELINEATED BY POWER ECOLOGICAL SERVICES, WETLAND CONSULTANT, REVIEWED AND CONFIRMED BY THE USACE IN 2014.
- BASED UPON AN EXAMINATION OF THE LOWER SAUCON TOWNSHIP FLOOD INSURANCE RATE MAPPING AS PREPARED BY FEMA, THERE IS NO IDENTIFIED FLOOD PLAN ASSOCIATED WITH THE SUBJECT PROPERTY WHICH LIES ENTIRELY IN ZONE X.
- THE GRANT OF A PERMIT OR APPROVAL OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN IN OR NEAR FLOODPLAIN AREAS SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND BY THE TOWNSHIP OR AN OFFICIAL, CONSULTANT OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND THE OWNERS HEREBY AGREE AND ACKNOWLEDGE THAT SUCH PERMITS OR APPROVALS SHALL NOT CREATE ANY LIABILITY UPON THE TOWNSHIP, ITS OFFICIAL, EMPLOYEES OR CONSULTANTS.

**STORM DRAINAGE MAINTENANCE:**

THE OWNERS, THEIR HEIRS, ASSIGNEES, AND/OR GRANTEE(S) OF THE PROPERTY SHOWN ON THIS PLAN SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, REPAIR, RECONSTRUCTION AND/OR REPLACEMENT OF THE STORMWATER MANAGEMENT FACILITIES, INCLUDING BUT NOT LIMITED TO INLETS, OUTLETS, DRAINAGE PIPE(S), ENERGY DISSIPATION FACILITIES, FENCING, GRASSING, SWALES, BASINS, BEST MANAGEMENT PRACTICE (BMP) FACILITIES, STILING, BASKETS, DETENTION FACILITIES, NATURAL WATERCOURSES AND POND(S), WHICH ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY. SAID MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, CLEANING, REMOVAL OF POLLUTANTS AND DEBRIS, REPAIR OF EROSION CONDITIONS, CLOSURE OF SINKHOLES, AND MAINTENANCE OF VEGETATION. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN THE DRAINAGE FACILITIES SHOWN ON THE PLANS APPROVED BY THE TOWNSHIP OF LOWER SAUCON, NOR SHALL THE STORMWATER MANAGEMENT FACILITIES BE ALTERED FOR BE ACTIVELY SHOWN ON PLANS APPROVED BY THE TOWNSHIP OF LOWER SAUCON WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWNSHIP OF LOWER SAUCON.

**NEIGHBORHOOD PROTECTION:**

IES PA BETHLEHEM LANDFILL CORP. SHALL COMPLY WITH THE REQUIREMENTS OF ZONING ORDINANCE SECTION 180-80 OF THE LOWER SAUCON TOWNSHIP ZONING ORDINANCE AS IT PERTAINS TO GENERAL PERFORMANCE, STANDARDS REGARDING NEIGHBORHOOD PROTECTION IN SO FAR AS THESE STANDARDS ARE WITHIN THE LIMITATIONS OF NORMAL LANDFILL OPERATIONS AND PROCEDURES.



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY EVERS & RUYIYON SURVEYING, CONTRACTOR SHOULD CONTACT THE P.A. ONE CALL SYSTEM AT (1-800-242-1776) PRIOR TO ANY EXCAVATION AS REQUIRED BY PA. ACT 38 (1999)

**LEHIGH VALLEY PLANNING COMMISSION PLANNING REVIEW**

Reviewed by the Lehigh Valley Planning Commission

DATE \_\_\_\_\_ PLANNER \_\_\_\_\_

**TOWNSHIP PLANNING COMMISSION RECOMMENDATIONS**

Recommended for approval by the Lower Saucon Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW**

Approved by the Lower Saucon Township Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ COUNCIL PRESIDENT \_\_\_\_\_

Reviewed by: \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plan represents a survey and design made by or for me that all dimensional details are correct to the best of my knowledge and belief.

DATE \_\_\_\_\_ REGISTERED SURVEYOR (SEAL) \_\_\_\_\_

**DESIGN ENGINEER CERTIFICATION**

I hereby certify that I have designed all site and public improvements and have identified all floodplain limits as required for this subdivision or land development.

DATE \_\_\_\_\_ REGISTERED ENGINEER (SEAL) \_\_\_\_\_



**WETLANDS CERTIFICATION**

I hereby certify as a licensed soil scientist responsible for the delineation of the limits of wetlands shown on these plans that those limits are correct to the best of my knowledge and belief.

DATE \_\_\_\_\_ SOIL SCIENTIST (SEAL) \_\_\_\_\_

**CARBONALE GEOLOGY CERTIFICATION**

I hereby certify that the facilities are not undrain by carbon geology.

DATE \_\_\_\_\_ ENGINEER (SEAL) \_\_\_\_\_



**OWNER'S CERTIFICATION**

COMMONWEALTH OF PENNSYLVANIA COUNTY OF NORTHAMPTON

We, the undersigned, the owners of the property shown on this plan, being duly sworn according to law, depose and say that we are sole owners of this property in peaceful possession of the same and that no suits pending affecting the title of the same. We further depose and say that this plan was made at our direction and that we desire the same to be recorded.

(OWNER) PRINT \_\_\_\_\_

(OWNER) SIGNATURE \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

JULY, 2015

REV. AUGUST 2015

NORTHAMPTON COUNTY

LOWER SAUCON TWP.

**OWNER / DEVELOPER**

IESI PA BETHLEHEM LANDFILL CORPORATION  
2335 APPLEBUTTER ROAD  
BETHLEHEM, PA 18015

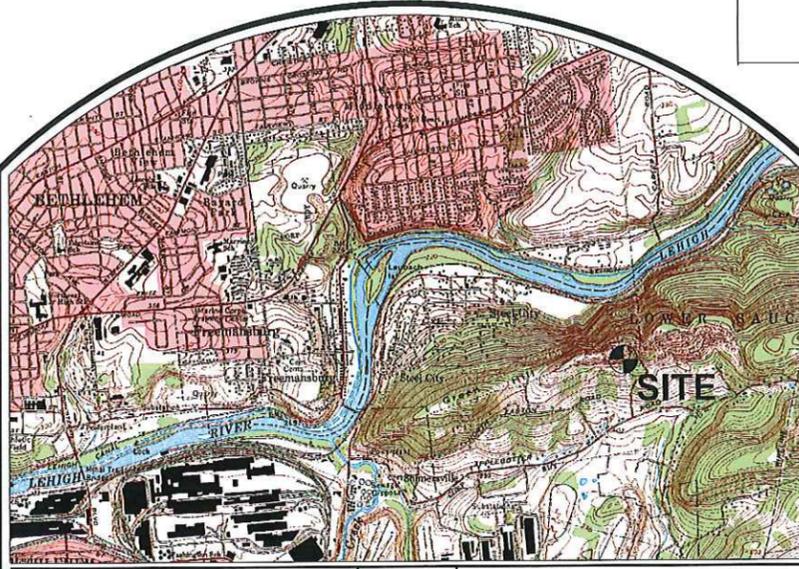


PA Bethlehem Landfill Corporation

**PREPARED BY:**



**martin and martin, Inc.**  
phone: (717) 37 South Main Street • Suite A  
264-6759 Chambersburg, Pennsylvania 17201



LOCATION MAP



SCALE: 1" = 2,000'

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6	EXISTING CONDITIONS - APPLEBUTTER ROAD	08/17/15
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10	GRADING PLAN (1"=50')	08/17/15
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17	LANDSCAPE NOTES & DETAILS	08/17/15

**SUPPLEMENTAL PLANS:**

- EROSION AND SEDIMENTATION CONTROL PLAN (ES-1 TO ES-16)
- \* POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PC1 TO PC-6)
- \* PLANS TO BE RECORDED WITH COVER SHEET

**BOUNDARY LINE AND CURVE TABLE**

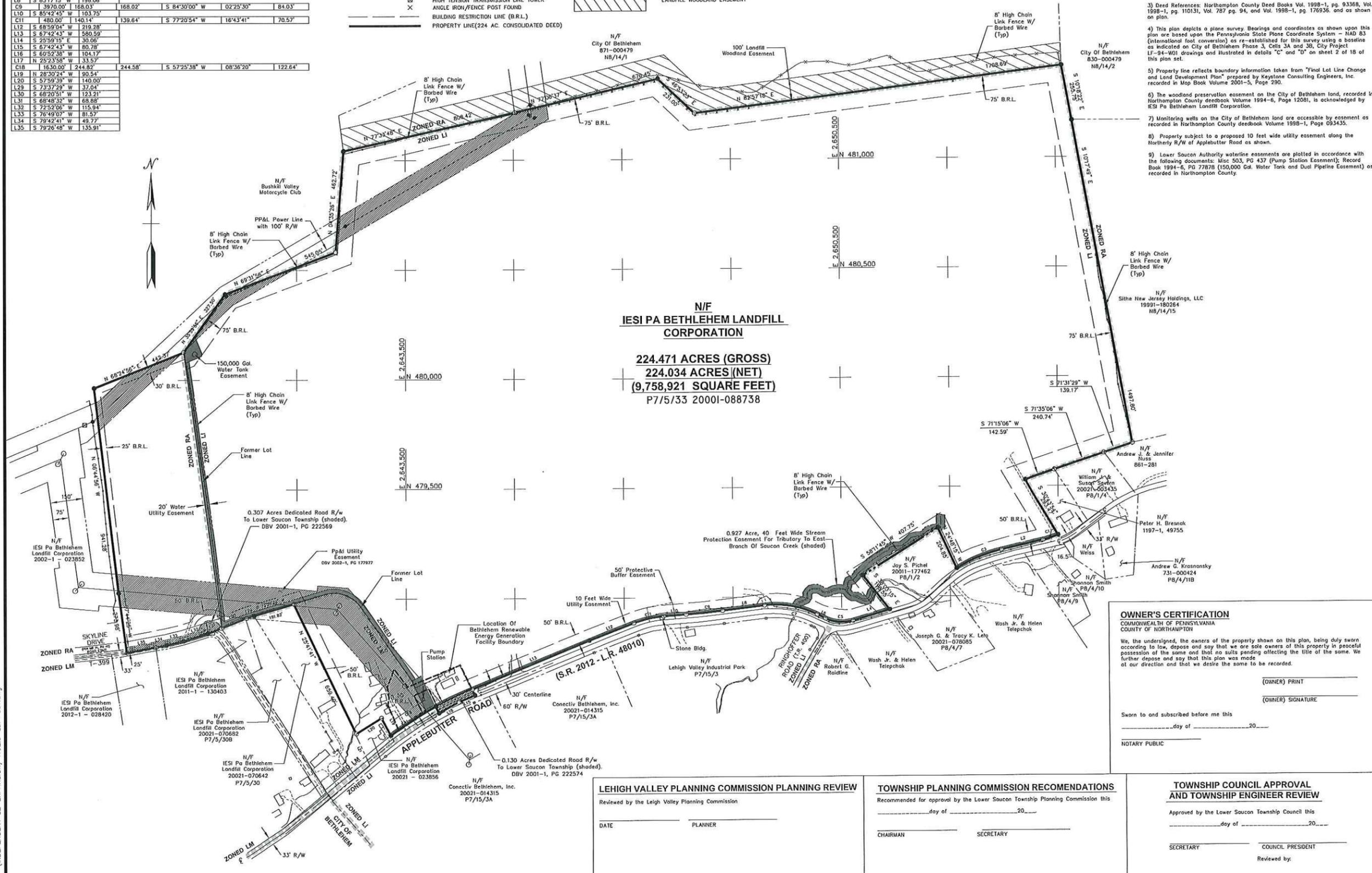
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	404.09'	73.63'	73.52'	S 72°07'54" W	102°6'22"	36.92'
L2	S 77°21'06" W	1197.15'	222.36'	S 67°44'14" W	191°3'43"	112.77'
C3	1465.00'	223.41'	222.36'	S 67°44'14" W	191°3'43"	112.77'
L4	S 73°28'59" W	175.13'	126.94'	N 85°02'57" W	42°56'08"	68.20'
C5	173.43'	129.96'	126.94'	N 85°02'57" W	42°56'08"	68.20'
L6	N 63°34'53" W	42.99'	245.20'	N 80°08'49" W	33°07'53"	127.91'
C7	1430.00'	248.65'	245.20'	N 80°08'49" W	33°07'53"	127.91'
L8	S 83°17'15" W	196.06'	168.02'	S 84°30'00" W	02°25'30"	84.03'
C9	3970.00'	168.03'	168.02'	S 84°30'00" W	02°25'30"	84.03'
L10	S 85°42'45" W	103.75'	139.64'	S 77°20'54" W	16°43'41"	70.57'
C11	1480.00'	140.14'	139.64'	S 77°20'54" W	16°43'41"	70.57'
L12	S 68°59'04" W	219.28'	244.82'	S 57°25'36" W	08°36'20"	122.64'
C18	1630.00'	244.82'	244.82'	S 57°25'36" W	08°36'20"	122.64'
L19	N 26°30'24" W	30.34'	140.00'	S 57°25'36" W	140.00'	
L20	S 57°25'36" W	140.00'	140.00'	S 57°25'36" W	140.00'	
L29	S 73°37'29" W	37.04'	123.21'	S 68°20'51" W	123.21'	
L30	S 68°20'51" W	123.21'	68.88'	S 72°52'06" W	115.94'	
L31	S 68°48'32" W	68.88'	81.57'	S 79°42'41" W	49.77'	
L32	S 72°52'06" W	115.94'	135.91'	S 79°42'41" W	135.91'	
L33	S 76°49'07" W	81.57'				
L34	S 79°42'41" W	49.77'				
L35	S 79°42'41" W	135.91'				

**LEGEND**

- FOUND IRON PIN, IRON PIPE, RR SPIKE, PK NAIL, OR NAIL SPIKE
- SET IRON PIN, PK NAIL OR RR SPIKE
- FOUND RAILROAD MONUMENT
- SIGNIFICANT TREE FOUND
- FOUND STONE CORNER
- FOUND CONCRETE MONUMENT
- UTILITY POLE
- HIGH TENSION TRANSMISSION LINE TOWER
- ANGLE IRON/FENCE POST FOUND
- BUILDING RESTRICTION LINE (B.R.L.)
- PROPERTY LINE (224 AC. CONSOLIDATED DEED)
- FORMER PROPERTY LINE
- ADJOINING PROPERTY LINE - R/W LINE
- EDGE OF ROAD
- FENCE
- CENTERLINE
- STONE ROW FOUND
- FACILITY LICENSE BOUNDARY (BETHELEM RENEWABLE ENERGY, LLC)
- LANDFILL WOODLAND EASEMENT
- ZONING BOUNDARY (LI - LIGHT INDUSTRIAL, RA - RURAL AGRICULTURAL, LM - LIGHT MANUFACTURING)
- R/W AREAS = 9.06 ACRES
- EASEMENT AREAS = 2.95 ACRES

**NOTES:**

- 1) This Plan is based upon a field boundary survey conducted February 17 to March 25, 1998 (existing landfill property described in DBV 1998-1, pg. 03368) and June 9 to 22, 2000 (three additional tracts) by Keystone Consulting Engineers, Inc. Information is taken from plans prepared by Keystone Consulting Engineers, Inc. entitled "Final Lot Line Change and Land Development Plan" (dated 3-3-93, revised 2-28-01) and "Property Boundaries" and "Corner Details" (date 6-30-00, revised 12-4-00).
- 2) Utility locations have not been shown on this plan as part of this survey. Certain utility poles and high tension towers have been shown for general site orientation only. PP&L Utility easement centerline descriptions were calculated, but not field surveyed nor specified in the easements.
- 3) Deed References: Northampton County Deed Books Vol. 1998-1, pg. 03368, Vol. 1998-1, pg. 110131, Vol. 787 pg. 94, and Vol. 1998-1, pg. 176936, and as shown on plan.
- 4) This plan depicts a plane survey. Bearings and coordinates as shown upon this plan are based upon the Pennsylvania State Plane Coordinate System - NAD 83 (International foot conversion) as re-established for this survey using a baseline as indicated on City of Bethlehem Phase 3, Cells 3A and 3B, City Project LF-94-W01 drawings and illustrated in details "C" and "D" on sheet 2 of 18 of this plan set.
- 5) Property line reflects boundary information taken from "Final Lot Line Change and Land Development Plan" prepared by Keystone Consulting Engineers, Inc. recorded in Map Book Volume 2001-5, Page 290.
- 6) The woodland preservation easement on the City of Bethlehem land, recorded in Northampton County deedbook Volume 1994-6, Page 12081, is acknowledged by IESI PA Bethlehem Landfill Corporation.
- 7) Monitoring wells on the City of Bethlehem land are accessible by easement as recorded in Northampton County deedbook Volume 1998-1, Page 093435.
- 8) Property subject to a proposed 10 foot wide utility easement along the Northern R/W of Applebutter Road as shown.
- 9) Lower Saucon Authority waterline easements are plotted in accordance with the following documents: Misc 503, PG 437 (Pump Station Easement); Record Book 1994-6, PG 7787B (150,000 Gal. Water Tank and Dual Pipeline Easement) as recorded in Northampton County.



NO.	REVISION	DATE

**PROPERTY BOUNDARY PLAN**

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
NORTHAMPTON CO.  
**IESI PA Bethlehem Landfill Corp.**  
PENNSYLVANIA

**OWNER'S CERTIFICATION**  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF NORTHAMPTON

We, the undersigned, the owners of the property shown on this plan, being duly sworn according to law, depose and say that we are sole owners of this property in peaceful possession of the same and that no suits pending affecting the title of the same. We further depose and say that this plan was made at our direction and that we desire the same to be recorded.

\_\_\_\_\_  
OWNER PRINT

\_\_\_\_\_  
OWNER SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**LEHIGH VALLEY PLANNING COMMISSION PLANNING REVIEW**  
Reviewed by the Leigh Valley Planning Commission

DATE \_\_\_\_\_ PLANNER \_\_\_\_\_

**TOWNSHIP PLANNING COMMISSION RECOMMENDATIONS**  
Recommended for approval by the Lower Saucon Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

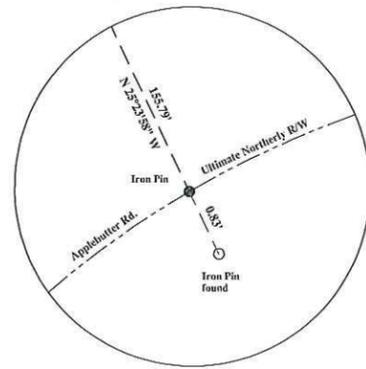
CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW**  
Approved by the Lower Saucon Township Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

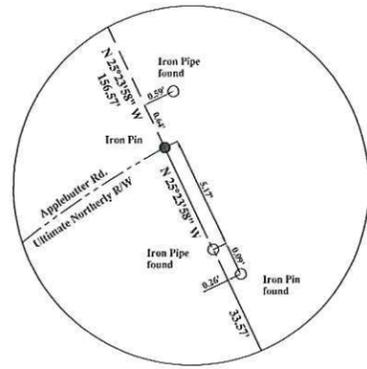
SECRETARY \_\_\_\_\_ COUNCIL PRESIDENT \_\_\_\_\_  
Reviewed by: \_\_\_\_\_  
TOWNSHIP ENGINEER \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CAOD FILE: 1162.3-LDP-001.dwg  
DATE: 08/17/15  
SCALE: 1" = 200'  
DRAWING NO. **1 of 17**

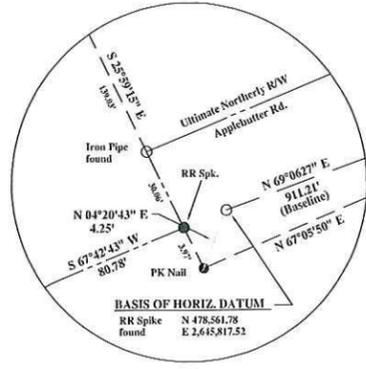
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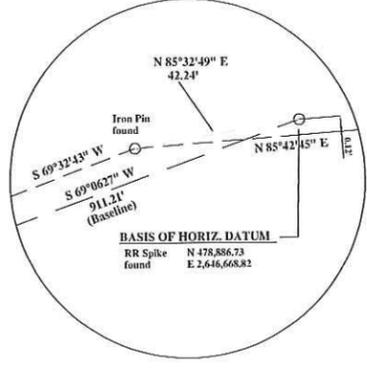
CORNER DETAIL "A"



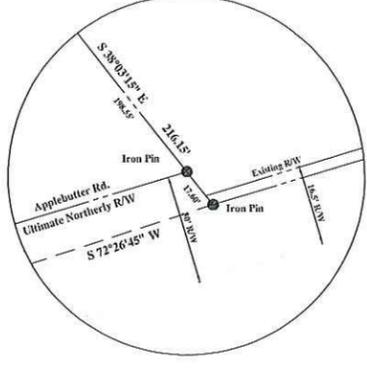
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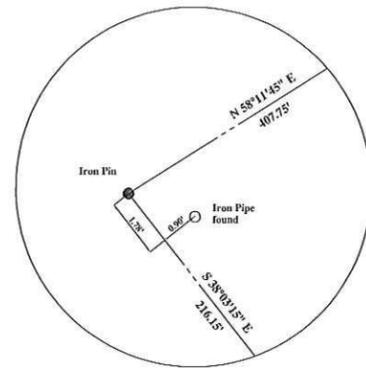
CORNER DETAIL "C"



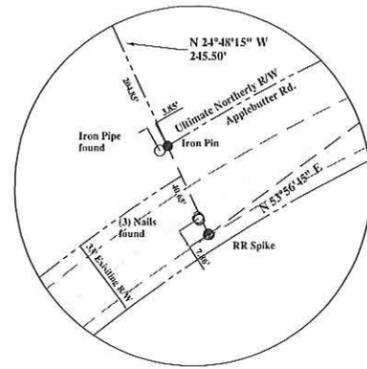
CORNER DETAIL "D"



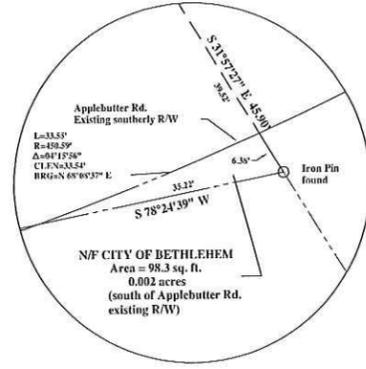
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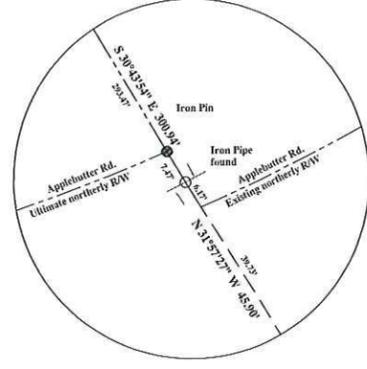
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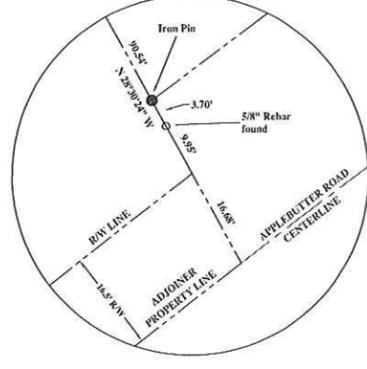
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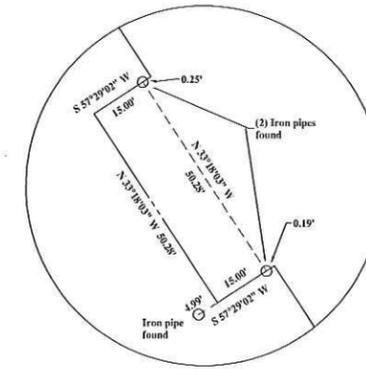
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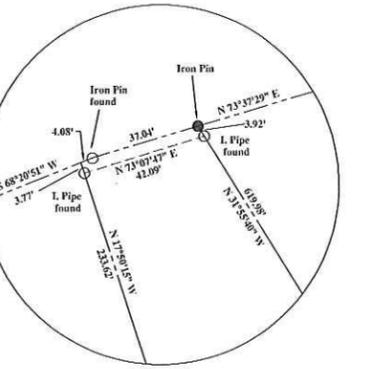
CORNER DETAIL "I"



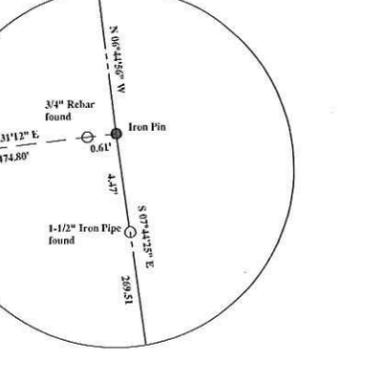
CORNER DETAIL "J"



CORNER DETAIL "K"



CORNER DETAIL "L"



CORNER DETAIL "M"

**NOTE:**

1) This Plan is based upon a field boundary survey conducted February 17 to March 25, 1998 (existing land) property described in HW 1998-4, pp. 5336) and June 9 to 22, 2000 (three additional tracts) by Keystone Consulting Engineers Inc. Information is taken from plans prepared by Keystone Consulting Engineers, Inc entitled "Final Lot Line Change and Land Development Plan" (dated 3-3-93, revised 12-8-00) and "Property Boundaries" and "Corner Details" (date 6-30-00, revised 12-4-00).

**LEHIGH VALLEY PLANNING COMMISSION PLANNING REVIEW**

Reviewed by the Lehigh Valley Planning Commission

DATE: \_\_\_\_\_ PLANNER: \_\_\_\_\_

**TOWNSHIP PLANNING COMMISSION RECOMMENDATIONS**

Recommended for approval by the Lower Saucon Township Planning Commission this

DATE: \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

**TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW**

Approved by the Lower Saucon Township Council this

DATE: \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

SECRETARY: \_\_\_\_\_ COUNCIL PRESIDENT: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

TOWNSHIP ENGINEER: \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_



SEAL	DATE	REVISION	NO.

**PROPERTY CORNERS**

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN

LOWER SAUCON TWP. NORTHAMPTON CO. PENNSYLVANIA

**ESI** PA Bethlehem Landfill Corp.

**MMI** martin and martin incorporated

37 south main street suite A\*

chambersburg, pennsylvania . 17201

phone: (717) 264-6759

PROJ. NO. 1162.3 DWN. BY: MSK/DB CHC. BY: RUB

DATE: 08/17/15

SCALE: NTS

DRAWING NO. 2 of 17

**OWNER'S CERTIFICATION**

COMMONWEALTH OF PENNSYLVANIA COUNTY OF NORTHAMPTON

We, the undersigned, the owners of the property shown on this plan, being duly sworn according to law, depose and say that we are sole owners of this property in peaceful possession of the same and that no suits pending affecting the title of the same. We further depose and say that this plan was made at our direction and that we desire the same to be recorded.

(OWNER) PRINT: \_\_\_\_\_

(OWNER) SIGNATURE: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

NOTARY PUBLIC: \_\_\_\_\_

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-003.dwg



### BENCHMARKS

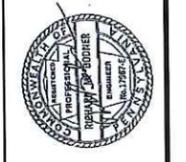
BENCHMARKS	COORDINATES	ELEVATION
BM-1 BENCH MARK PT.1 DRILL HOLE IN CHISEL CUT LMC-8	N 478,993.68 E 2,646,105.87	ELEV. 458.24
BM-2 BENCH MARK PT.2 DRILL HOLE IN CHISEL CUT LMC-7	N 478,153.22 E 2,646,622.26	ELEV. 471.28
BM-3 BENCH MARK PT.3 DRILL HOLE IN CHISEL CUT LMC-6	N 479,350.67 E 2,647,261.69	ELEV. 471.24
BM-4 BENCH MARK PT.4	N 479,422.66 E 2,647,595.57	ELEV. 480.29

### KEY / LEGEND

- - - - - LIMIT OF ORIGINAL LANDFILL, PHASE I AND PHASE II DISPOSAL AREAS
- - - - - LIMIT OF DISPOSAL PHASE III (DOUBLE LINER)
- - - - - LIMIT OF DISPOSAL PHASE IV (DOUBLE LINER)
- - - - - ADJOINING PROPERTY LINE
- - - - - LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- - - - - DEP PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- - - - - POWER LINE
- - - - - PP&L POWER LINE
- - - - - POWER LINE R/W
- - OVERHEAD UTILITY POLE
- - - - - FENCE
- ▨ - WETLAND AREAS
- ▨ - 75' RIPARIAN CORRIDOR BUFFER
- ▨ - STREAM PROTECTION EASEMENT FOR TRIBUTARY TO EAST BRANCH OF SAUCON CREEK (46' WIDE, 0.927 Ac.)
- ▨ - LANDFILL WOODLAND EASEMENT
- ▨ - WOODFILL AREA
- ② - ONSITE BUILDING DESIGNATION (SEE EXISTING BUILDING INVENTORY NOTE 4 THIS SHEET)
- ▭ - STRUCTURE

### NOTES:

- MAPPING COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY EXPOSED 05/30/13 BY LAND MAPPING SERVICES AND PHASE IV LAND DEVELOPMENT PLANS DATED NOVEMBER 2011 BY MARTIN AND MARTIN, INC.
- DISPOSAL AREA INFORMATION TAKEN FROM PHASE IV PERMIT DRAWINGS BY MARTIN AND MARTIN INC. DATED NOVEMBER 2011
- THE RIPARIAN CORRIDOR BUFFER AS ILLUSTRATED HEREON IS SUBJECT TO THE RESTRICTIONS OUTLINED IN SECTION 180-95 (F) OF THE LOWER SAUCON TOWNSHIP CODE. DELINEATION TAKEN FROM PHASE IV PERMIT DRAWINGS BY MARTIN AND MARTIN, INC. DATED NOVEMBER 2011.
- EXISTING BUILDING INVENTORY
  - OFFICE / SCALEHOUSE - (1 STORY, 1,624 SF, BUILT 2007.)
  - TRUCKWASH - (1 STORY, 864 SF, BUILT 2003.)
  - MAINTENANCE BUILDING - (1 STORY, 6,185 SF, BUILT 2005.)
  - GAS PLANT - (1 STORY, 2117 SF, BUILT 2009.)
- EXISTING DEP PERMIT LIMIT FOLLOWS THE PROPERTY LINE UNLESS OTHERWISE SHOWN.
- THE "NOTCH AREA" IDENTIFIED HEREON WAS TAKEN FROM THE BETHLEHEM LANDFILL PHASE III PLAN EXPANSION SET PREPARED BY GANNETT FLEMING OF HARRISBURG, PA. NO LIMITS OF THE "NOTCH AREA" WERE DEPICTED ON THE REFERENCED PLANS.



NO.	REVISION	DATE

**EXISTING CONDITIONS W/O CONTOURS**

LOWER SAUCON TWP. PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN NORTHAMPTON CO. PENNSYLVANIA

**IESI PA Bethlehem Landfill Corp.**

**MMI martin and martin incorporated**  
 37 south main street • suite A  
 chambersburg, pennsylvania • 17201  
 phone: (717) 264-6759

SCALE: 1" = 200'  
 0 100' 200'

PROJ. NO. 1162.3  
 DES. BY: DB  
 CHK. BY: RMB  
 DATE: 08/17/15

CADD FILE:  
 1162.3-LDP-003.dwg

DATE:  
 08/17/15

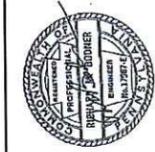
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DRAWING NO.  
**3 of 17**



### BENCHMARKS

BENCHMARKS	COORDINATES	ELEVATION
BM-1 BENCH MARK PT.1 DRILL HOLE IN CHISEL CUT LMC-8	N 478,933.68 E 2,646,105.87	ELEV. 456.24
BM-2 BENCH MARK PT.2 DRILL HOLE IN CHISEL CUT LMC-7	N 479,153.22 E 2,646,622.26	ELEV. 471.28
BM-3 BENCH MARK PT.3 DRILL HOLE IN CHISEL CUT LMC-6	N 479,350.67 E 2,647,261.69	ELEV. 471.24
BM-4 BENCH MARK PT.4	N 479,422.66 E 2,647,595.57	ELEV. 480.29



NO.	REVISION	DATE

**EXISTING CONDITIONS W / CONTOURS**

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
NORTHAMPTON CO.  
LOWER SAUGON TWP.

**IESI** PA Bethlehem Landfill Corp.  
PENNSYLVANIA

**IESI** martin and martin incorporated  
37 south main street • suite A  
chambersburg, pennsylvania • 17201  
phone: (717) 264-6759

PROJ. NO. 1162.3  
DATE: 08/17/15  
SCALE: 1" = 200'  
DRAWN BY: DB  
CHECKED BY: RMB  
DATE: 08/17/15

CADD FILE:  
1162.3-LDP-004.dwg

DATE:  
08/17/15

SCALE:  
1" = 200'

DRAWING NO.  
**4 of 17**

### KEY / LEGEND

- 500 --- EXISTING CONTOURS (COMPOSITE OF APPROVED FINAL CONTOURS FROM PHASE IV NOVEMBER 2011 PLANS AND AERIAL MAPPING)
- ..... LIMIT OF ORIGINAL LANDFILL, PHASE I AND PHASE II DISPOSAL AREAS
- LIMIT OF DISPOSAL PHASE III (DOUBLE LINER)
- LIMIT OF DISPOSAL PHASE IV (DOUBLE LINER)
- AREA OF DEVELOPMENT - SOUTHEASTERN REALIGNMENT
- ADJOINING PROPERTY LINE
- LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- DEP PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- POWER LINE --- PP&L POWER LINE
- POWER LINE R/W --- POWER LINE R/W
- OVERHEAD UTILITY POLE
- FENCE
- WEILAND AREAS (DELIMITED 2014)
- 75' RIPARIAN CORRIDOR BUFFER
- STREAM PROTECTION EASEMENT FOR TRIBUTARY TO EAST BRANCH OF SAUGON CREEK (40' WIDE, 0.927 AC.)
- WOOD LINES, TREE MASSES
- LANDFILL WOODLAND EASEMENT
- WOODFILL AREA
- STRUCTURE
- GIB --- SOIL BOUNDARY WITH IDENTIFICATION
- hg --- GEOLOGIC BOUNDARY WITH IDENTIFICATION

### GEOLOGY

UNIT	DESCRIPTION
hg	HORNBLEND GNEISS
gn	GRANITIC GNEISS
Clv	LEITHSVILLE FORMATION

SOURCE: PENNSYLVANIA GEOLOGIC SURVEY 1980, SCALE 1:250,000

### SOILS

UNIT	DESCRIPTION
CaB	Caifon loam, 3 to 8 percent slopes
GIB	Gladstone gravelly loam, 3 to 8 percent slopes
GIC	Gladstone gravelly loam, 8 to 15 percent slopes
GmF	Gladstone gravelly loam, 25 to 55 percent slopes, very bouldery
GnD	Gladstone-Parker gravelly loam, 15 to 25 percent slopes
UIB	Udorhents, sanitary landfill
UupB	Urban land-Udorhents, schist and gneiss complex, 0 to 8 percent slopes

SOURCE: NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY AND NRCS SOIL DATA MART.

SOILS & GEOLOGIC BOUNDARIES WERE TAKEN FROM SOURCES AS REFERENCED ABOVE AND REFLECT THE ACCURACIES OR INACCURACIES THEREOF.

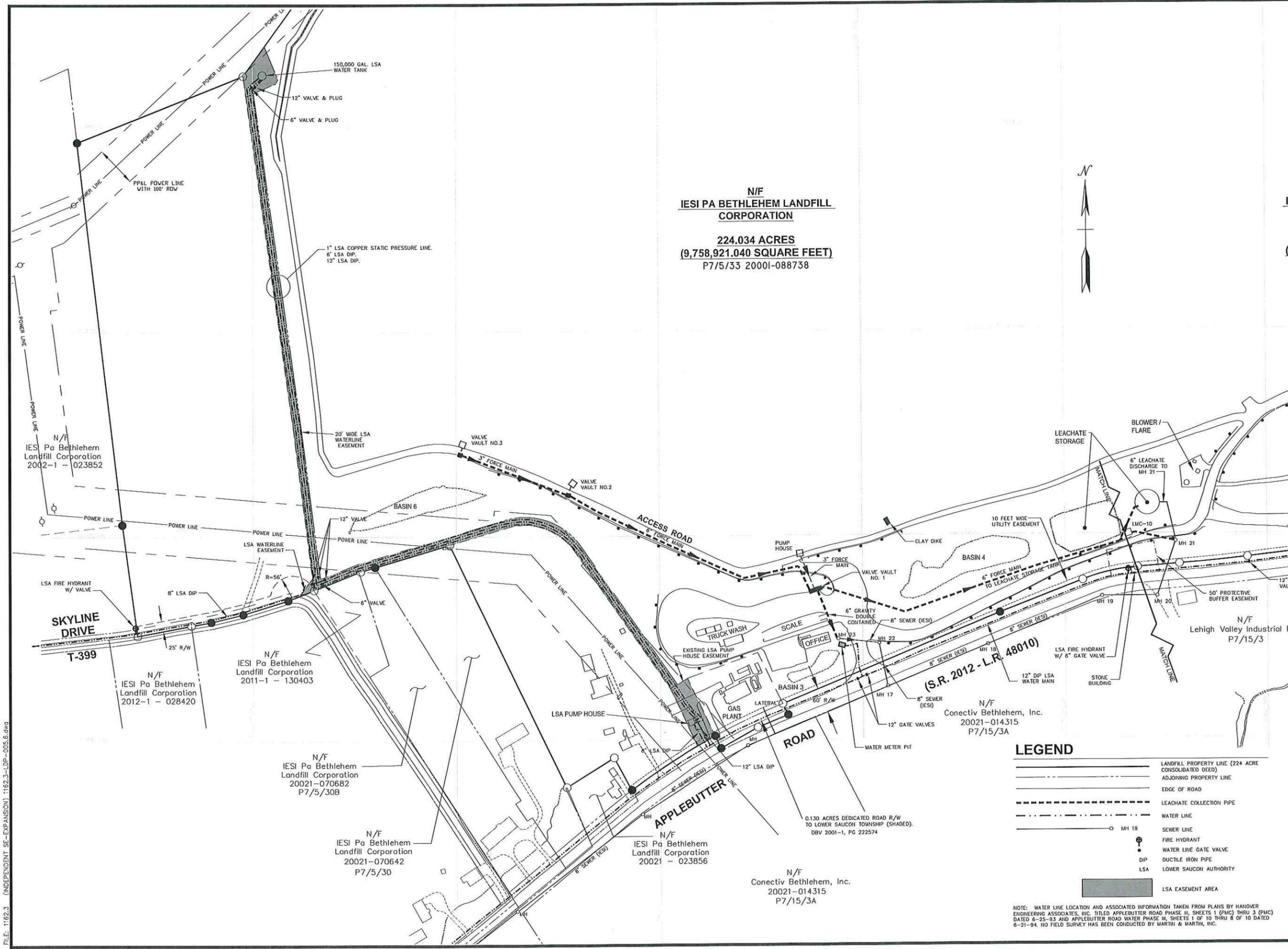


NO.	REVISION	DATE

**EXISTING CONDITIONS**  
**APPLEBUTTER ROAD / SKYLINE DRIVE**  
 NORTHAMPTON CO.  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 LOWER SAUCON TWP.  
**IESI Pa Bethlehem Landfill Corp.**  
 PENNSYLVANIA

**M&M** martin and martin incorporated  
 phone: (717) 37 south main street • suite A  
 264-6759 chambersburg, pennsylvania • 17201  
 PROJ. NO: 1162.3 SCALE: 1"=100'  
 DATE: 08/17/15  
 DRAWING NO. 5 of 17

CADD FILE: 1162.3-LDP-005.dwg  
 DATE: 08/17/15  
 SCALE: 1"=100'  
 DRAWING NO. 5 of 17



**N/F**  
**IESI PA BETHLEHEM LANDFILL CORPORATION**  
**224.034 ACRES**  
**(9,758,921.040 SQUARE FEET)**  
 P7/5/33 20001-088738

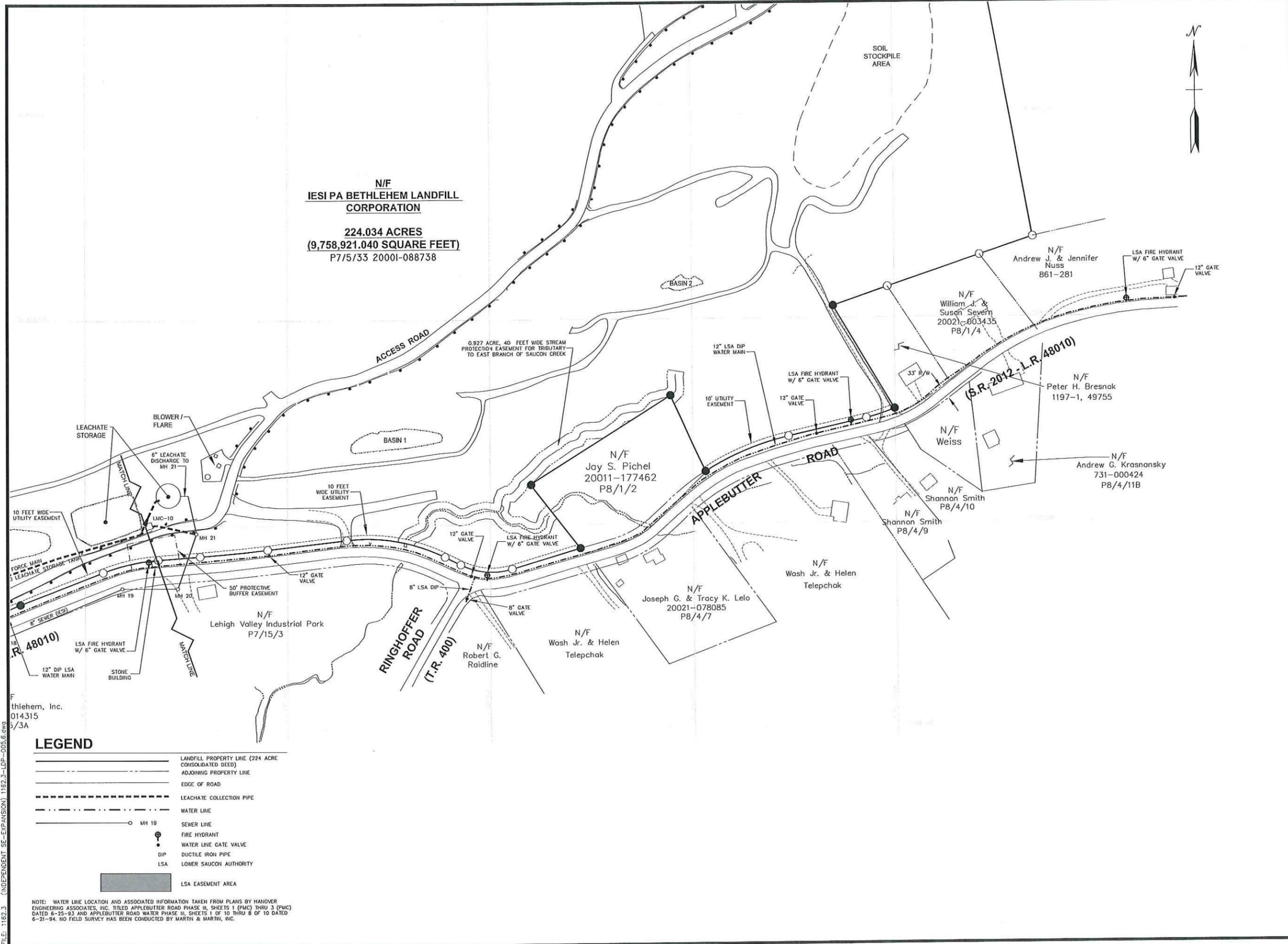


**LEGEND**

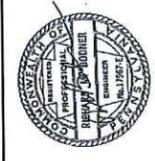
	LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
	ADJOINING PROPERTY LINE
	EDGE OF ROAD
	LEACHATE COLLECTION PIPE
	WATER LINE
	MH 19
	FIRE HYDRANT
	WATER LINE GATE VALVE
	DIP
	LSA
	LSA EASEMENT AREA

NOTE: WATER LINE LOCATION AND ASSOCIATED INFORMATION TAKEN FROM PLANS BY HANOVER ENGINEERING ASSOCIATES, INC. TITLED APPLEBUTTER ROAD PHASE III, SHEETS 1 (PUC) THRU 3 (PUC) DATED 6-25-93 AND APPLEBUTTER ROAD WATER PHASE III, SHEETS 1 OF 10 THRU 6 OF 10 DATED 6-21-94. NO FIELD SURVEY HAS BEEN CONDUCTED BY MARTIN & MARTIN, INC.

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-005.dwg



N/F  
**IESI PA BETHLEHEM LANDFILL CORPORATION**  
 224.034 ACRES  
 (9,758,921.040 SQUARE FEET)  
 P7/5/33 20001-088738



NO.	REVISION	DATE

**EXISTING CONDITIONS - APPLEBUTTER ROAD**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 NORTHAMPTON CO. PENNSYLVANIA  
**IESI PA Bethlehem Landfill Corp.**

**M&M** martin and martin incorporated  
 37 south main street - suite A  
 chambersburg, pennsylvania . 17201  
 phone: (717) 264-6759  
 SCALE: 1"=100'  
 DATE: 08/17/15

CADD FILE: 1162.3-LDP-006.dwg  
 DATE: 08/17/15  
 SCALE: 1"=100'  
 DRAWING NO.

thlehem, Inc.  
 014.315  
 3/3A

**LEGEND**

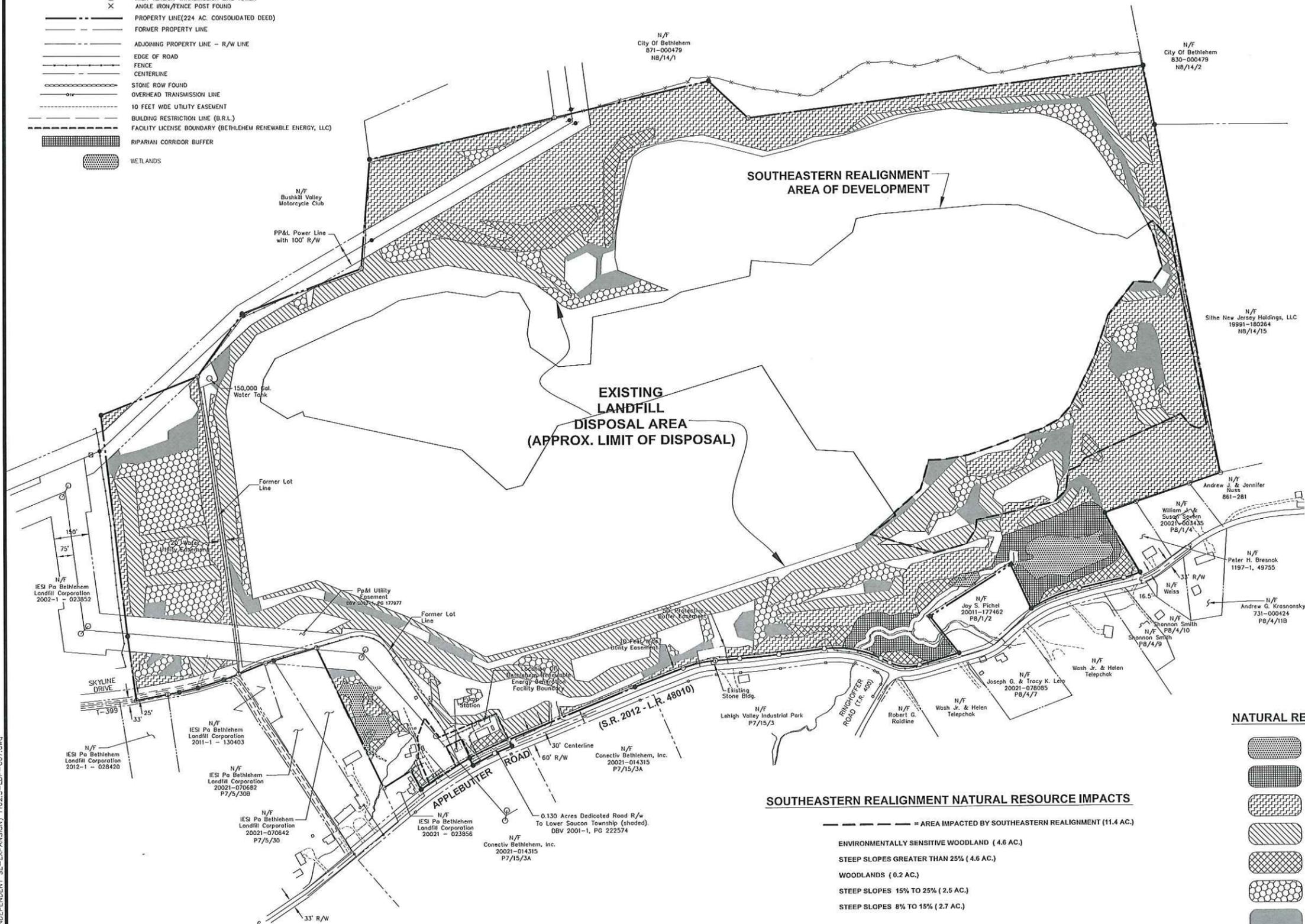
- LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- - - ADJOINING PROPERTY LINE
- EDGE OF ROAD
- - - LEACHATE COLLECTION PIPE
- WATER LINE
- MH 19
- SEWER LINE
- FIRE HYDRANT
- WATER LINE GATE VALVE
- DIP
- DUCTILE IRON PIPE
- LSA
- LOWER SAUCON AUTHORITY
- LSA EASEMENT AREA

NOTE: WATER LINE LOCATION AND ASSOCIATED INFORMATION TAKEN FROM PLANS BY HANOVER ENGINEERING ASSOCIATES, INC. TITLED APPLEBUTTER ROAD PHASE II, SHEETS 1 (PMC) THRU 3 (PMC) DATED 6-25-93 AND APPLEBUTTER ROAD WATER PHASE II, SHEETS 1 OF 10 THRU 8 OF 10 DATED 6-21-94. NO FIELD SURVEY HAS BEEN CONDUCTED BY MARTIN & MARTIN, INC.

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-006.dwg

**LEGEND**

- FOUND IRON PIN, IRON PIPE, RR SPIKE, PK NAIL, OR NAIL SPIKE.
- SET IRON PIN, PK NAIL OR RR SPIKE.
- ⊙ FOUND RAILROAD MONUMENT
- ⊙ SIGNIFICANT TREE FOUND
- ⊙ FOUND STONE CORNER
- ⊙ FOUND RR TIE ON END
- ⊙ FOUND CONCRETE MONUMENT
- ⊙ UTILITY POLE
- ⊙ HIGH TENSION TRANSMISSION LINE TOWER
- ⊙ ANGLE IRON/FENCE POST FOUND
- PROPERTY LINE(224 AC. CONSOLIDATED DEED)
- FORMER PROPERTY LINE
- ADJOINING PROPERTY LINE - R/W LINE
- EDGE OF ROAD
- FENCE
- CENTERLINE
- STONE ROW FOUND
- OVERHEAD TRANSMISSION LINE
- 10 FEET WIDE UTILITY EASEMENT
- BUILDING RESTRICTION LINE (B.R.L.)
- FACILITY LICENSE BOUNDARY (BETHELEM RENEWABLE ENERGY, LLC)
- RIPARIAN CORRIDOR BUFFER
- WETLANDS



**SOUTHEASTERN REALIGNMENT  
AREA OF DEVELOPMENT**

**EXISTING  
LANDFILL  
DISPOSAL AREA  
(APPROX. LIMIT OF DISPOSAL)**

**SOUTHEASTERN REALIGNMENT NATURAL RESOURCE IMPACTS**

- = AREA IMPACTED BY SOUTHEASTERN REALIGNMENT (11.4 AC.)
- ENVIRONMENTALLY SENSITIVE WOODLAND (4.6 AC.)
- STEEP SLOPES GREATER THAN 25% (4.6 AC.)
- WOODLANDS (0.2 AC.)
- STEEP SLOPES 15% TO 25% (2.5 AC.)
- STEEP SLOPES 8% TO 15% (2.7 AC.)

**NATURAL RESOURCES LEGEND**

- WETLAND AREAS = 1.96 AC.
- WATERS OF THE COMMONWEALTH (RIPARIAN AREA MINUS WETLANDS) = 2.69 AC.
- ENVIRONMENTALLY SENSITIVE WOODLANDS = 30.7 AC.
- STEEP SLOPES GREATER THAN 25% = 15.3 AC.
- WOODLANDS = 2.15 AC.
- STEEP SLOPES 15% TO 25% = 10.8 AC.
- STEEP SLOPES 8% TO 15% = 7.5 AC.



NO.	REVISION	DATE

**EXISTING NATURAL RESOURCES PLAN**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 NORTHAMPTON CO. LOWER SAUCON TWP.  
**IESI PA Bethlehem Landfill Corp.**  
 PENNSYLVANIA

**MMI martin and martin incorporated**  
 37 south main street • suite A  
 phone: (717) 264-8759  
 chambersburg, pennsylvania • 17201

DESIGNER: JIM  
 CHECKER: JIM  
 SCALE: 1" = 200'

CADD FILE:  
 1162.3-LDP-007.dwg  
 DATE:  
 08/24/15  
 SCALE:  
 1" = 200'  
 DRAWING NO.

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-007.dwg

**BENCHMARKS**

BENCHMARKS	COORDINATES	ELEVATION
BM-1	N 478,933.68 E 2,645,105.87	ELEV. 456.24
BM-2	N 479,153.22 E 2,645,622.26	ELEV. 471.28
BM-3	N 479,350.67 E 2,647,261.69	ELEV. 471.24
BM-4	N 479,422.66 E 2,647,595.57	ELEV. 480.29

- EXISTING BUILDING INVENTORY**
- OFFICE / SCALEHOUSE - (1 STORY, 1,624 SF, BUILT 2007.)
  - TRUCKWASH - (1 STORY, 864 SF, BUILT 2003.)
  - MAINTENANCE BUILDING - (1 STORY, 6,165 SF, BUILT 2005.)
  - GAS PLANT - (1 STORY, 2,117 SF, BUILT 2009.)

- LOWER SAUCON AUTHORITY WATER TANK**

- WOODFILL AREA**

- CELL 4-E**

- CELL 4-D**

- CELL 4-C**

- CELL 4-B**

- CELL 4-A**

- PHASE III CELL 3-D**

- PHASE II CELL 3-B**

- PHASE I (DOUBLE LINER)**

- PHASE III CELL 3-A**

- PHASE II CELL 3-C**

- PHASE III CELL 3-B**

- PHASE II CELL 3-A**

- PHASE III CELL 3-C**

- PHASE II CELL 3-B**

- PHASE III CELL 3-A**

- PHASE II CELL 3-C**

- PHASE III CELL 3-B**

- PHASE II CELL 3-A**

- PHASE III CELL 3-C**

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- PHASE II CELL 3-C**

- PHASE III CELL 3-B**

- PHASE II CELL 3-A**

- PHASE III CELL 3-C**

- PHASE II CELL 3-B**

- PHASE III CELL 3-A**

- PHASE II CELL 3-C**

- PHASE III CELL 3-B**

- PHASE II CELL 3-A**



**SITE DATA:**

PROPERTY AREA: 224.471 AC. (GROSS) MIN. REVD = 4.0 AC.  
 ZONING DISTRICT: LI (LIGHT INDUSTRIAL), RA (RURAL AGRICULTURAL), LM (LIGHT MANUFACTURING)

**YARD REQUIREMENTS:**  
 (RA) - FRONT: MIN. 50 FEET; (ONE) MIN. 20 FEET, BOTH MIN. 50 FEET; REAR: MIN. 30 FEET.  
 (LI - LM) - FRONT: MIN. 25 FEET; SIDE: (ADJOINING RESIDENTIAL) MIN. 75 FEET;  
 W/PLANT SCREEN; REAR: (ADJOINING RESIDENTIAL) MIN. 75 FEET W/PLANT SCREEN.

**EXISTING USE:** LANDFILL, LI DISTRICT ONLY  
**WATER:** PUBLIC WATER (LOWER SAUCON AUTHORITY)  
**SEWER:** PUBLIC SEWER (LOWER SAUCON AUTHORITY)  
**MAXIMUM IMPERVIOUS COVERAGE:** 30.99 ACRES (AS PER 180.95 ANALYSIS)  
**TOTAL IMPERVIOUS AREA:** 7.5 ACRES (EXISTING = 7.24 AC. PROPOSED = 0.26 AC.)  
**MINIMUM LOT WIDTH:** 300 FEET (INDUSTRIAL USE)  
 NO SUBDIVISION PROPOSED  
**MAXIMUM HEIGHT:** 35 FEET (RA), 50 FEET (LI, LM, INDUSTRIAL USE)  
 NO BUILDING PROPOSED  
**MAXIMUM BUILDING COVERAGE:** 30%  
**TOTAL BUILDING COVERAGE:** <1% (NO BUILDINGS PROPOSED)  
**MAXIMUM BUILDABLE SITE AREA:** 154.93 AC. (AS PER 180.95 ANALYSIS)  
**TOTAL BUILDABLE SITE AREA:** 133.80 AC. (LIMIT OF DISPOSAL)

**LANDSCAPING AND SCREENING DATA:**

- SETBACKS:**  
 EARTHEN BERMS - 50 FEET FROM PROPERTY BOUNDARY  
 LANDFILL ACTIVITIES - 100 FEET FROM PROPERTY BOUNDARY  
 LANDFILL ACTIVITIES - 100 FEET FROM PUBLIC ROAD R/W  
 LANDFILL ACTIVITIES - 300 FEET FROM OCCUPIED DWELLING OR COMMERCIAL / INDUSTRIAL BUILDING  
 \* LIMIT OF DISPOSAL
- MINIMUM BUFFER YARD WIDTH:** 20 FEET
- PROPOSED BUFFER YARD WIDTH:** 20 FEET (LIMITS AS DEPICTED HEREON)

3. NO PERIMETER EARTHEN BERM IS PROPOSED FOR THE AREA WHERE NEW DISPOSAL AREA WILL BE LOCATED PURSUANT TO SECTION 180-109.F (2) (c) (4) ESI. RESPECTFULLY REQUEST THAT TOWNSHIP COUNCIL DETERMINE THAT THE EXISTING FEATURES COUPLED WITH THE PROPOSED BUFFER IN THIS AREA SERVE AS AN ACCEPTABLE SUBSTITUTE FOR THE BERM REQUIREMENTS.

**OWNER'S CERTIFICATION**  
 COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF NORTHAMPTON

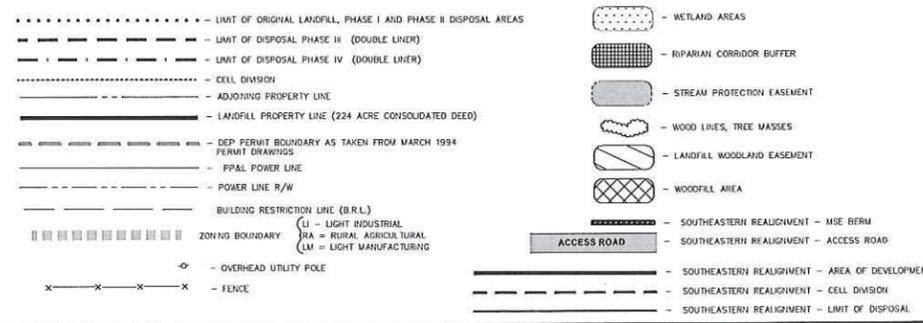
We, the undersigned, the owners of the property shown on this plan, being duly sworn according to law, depose and say that we are sole owners of this property in peaceful possession of the same and that no suits pending affecting the title of the same. We further depose and say that this plan was made at our direction and that we desire the same to be recorded.

(OWNER) PRINT \_\_\_\_\_  
 (OWNER) SIGNATURE \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC \_\_\_\_\_

**KEY / LEGEND**



**LEHIGH VALLEY PLANNING COMMISSION PLANNING REVIEW**  
 Reviewed by the Lehigh Valley Planning Commission

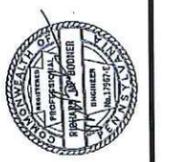
DATE \_\_\_\_\_ PLANNER \_\_\_\_\_

**TOWNSHIP PLANNING COMMISSION RECOMMENDATIONS**  
 Recommended for approval by the Lower Saucon Township Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**TOWNSHIP COUNCIL APPROVAL AND TOWNSHIP ENGINEER REVIEW**  
 Approved by the Lower Saucon Township Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SECRETARY \_\_\_\_\_ COUNCIL PRESIDENT \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_  
 TOWNSHIP ENGINEER \_\_\_\_\_  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.



NO.	REVISION	DATE

**LAND DEVELOPMENT PLAN**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 IESI PA Bethlehem Landfill Corp.  
 PENNSYLVANIA

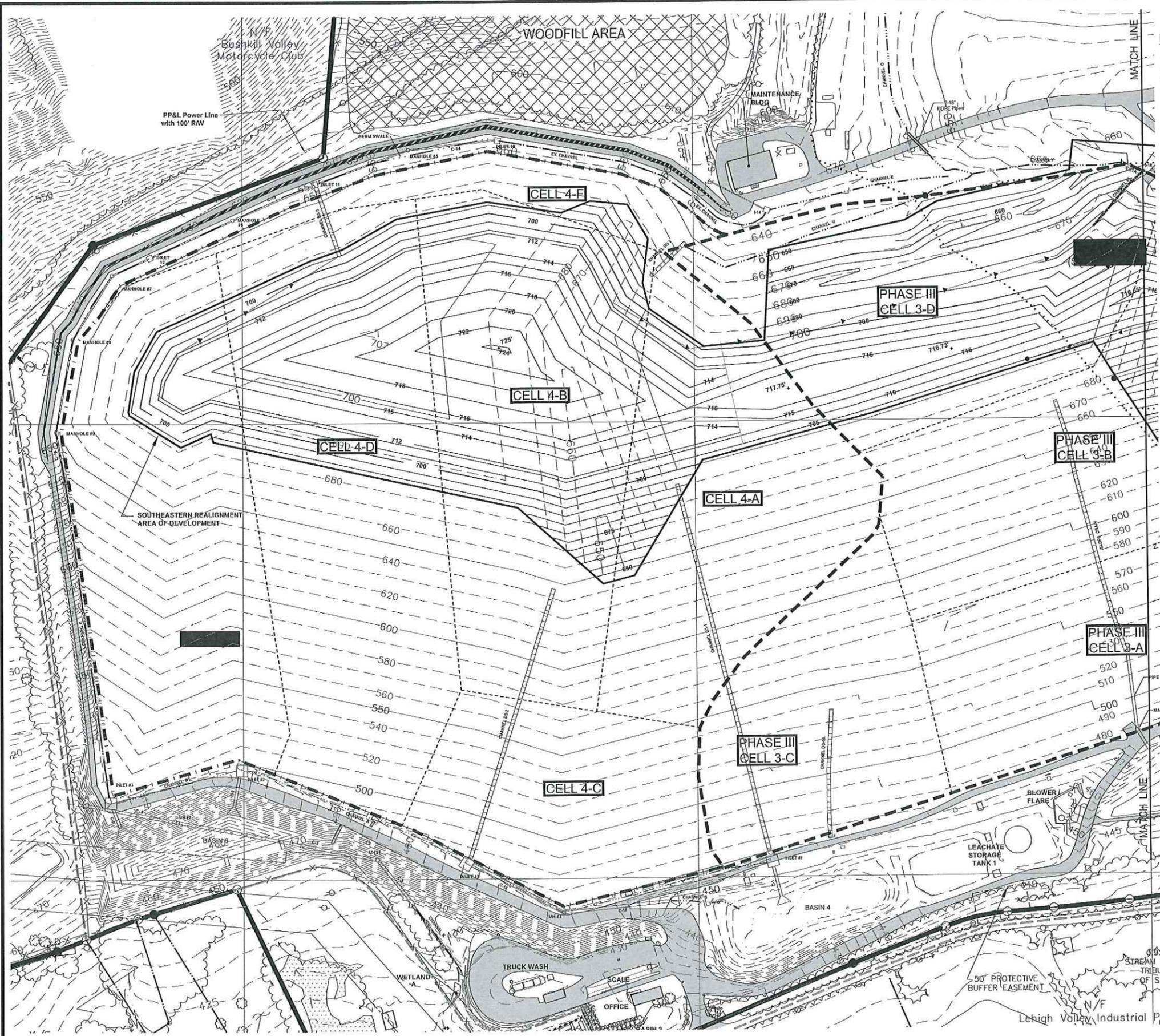
**M Martin and Martin Incorporated**  
 37 south main street • suite A  
 phone: (717) chambersburg, pennsylvania . 17201  
 264-6759

SCALE: 1" = 200'  
 0 100' 200' 400'

PROJ. NO. 1162.3  
 DWG. BY: DB  
 CHK. BY: RMB  
 DATE: 08/17/15

CADD FILE: 1162.3-LDP-008.dwg  
 DATE: 08/17/15  
 SCALE: 1" = 200'  
 DRAWING NO. **8 of 17**

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-009.10.dwg



### KEY / LEGEND

- LIMIT OF ORIGINAL LANDFILL PHASE I AND PHASE II DISPOSAL AREAS
- LIMIT OF DISPOSAL PHASE II (DOUBLE LINE)
- LIMIT OF DISPOSAL PHASE IV (DOUBLE LINE)
- CELL DIVISION
- ADJOINING PROPERTY LINE
- LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- DEP PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- FPM POWER LINE
- POWER LINE R/W
- BUILDING RESTRICTION LINE (B.R.L.)
- EX. OR PREVIOUSLY APPROVED CONTOURS
- PROPOSED CONTOURS
- OVERHEAD UTILITY POLE
- FENCE
- WETLAND AREAS
- RIPARIAN CORRIDOR BUFFER
- STREAM PROTECTION EASEMENT
- WOOD LINES, TREE MASSES
- LANDFILL WOODLAND EASEMENT
- WOODFILL AREA
- SOUTHEASTERN REALIGNMENT - MSE BERM
- SOUTHEASTERN REALIGNMENT - ACCESS ROAD
- SOUTHEASTERN REALIGNMENT - AREA OF DEVELOPMENT
- SOUTHEASTERN REALIGNMENT - CELL DIVISION
- SOUTHEASTERN REALIGNMENT - LIMIT OF DISPOSAL
- CHANNEL (EXISTING OR PREVIOUSLY APPROVED)
- CULVERT (EXISTING OR PREVIOUSLY APPROVED)
- CULVERT (PROPOSED)
- INLET (EXISTING OR PREVIOUSLY APPROVED)
- INLET (PROPOSED)
- MANHOLE (EXISTING OR PREVIOUSLY APPROVED)
- MANHOLE (PROPOSED)
- BENCH (PROPOSED)
- SLOPE DRAIN (EXISTING OR PREVIOUSLY APPROVED)
- SLOPE DRAIN (PROPOSED)

NO.	REVISION	DATE

**GRADING PLAN (1"=100')**

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN

**PA Bethlehem Landfill Corp.**

LOWER SAUCON TWP. NORTHAMPTON CO. PENNSYLVANIA

**MMI martin and martin incorporated**  
 phone: (717) 37 south main street • suite A  
 264-6759 chambersburg, pennsylvania • 17201

PROJ. NO. 1162.3  
 DATE: 08/17/15  
 SCALE: 1" = 100'  
 DRAWN BY: DB  
 CHECK BY: RMB  
 DESIGNED BY: JM

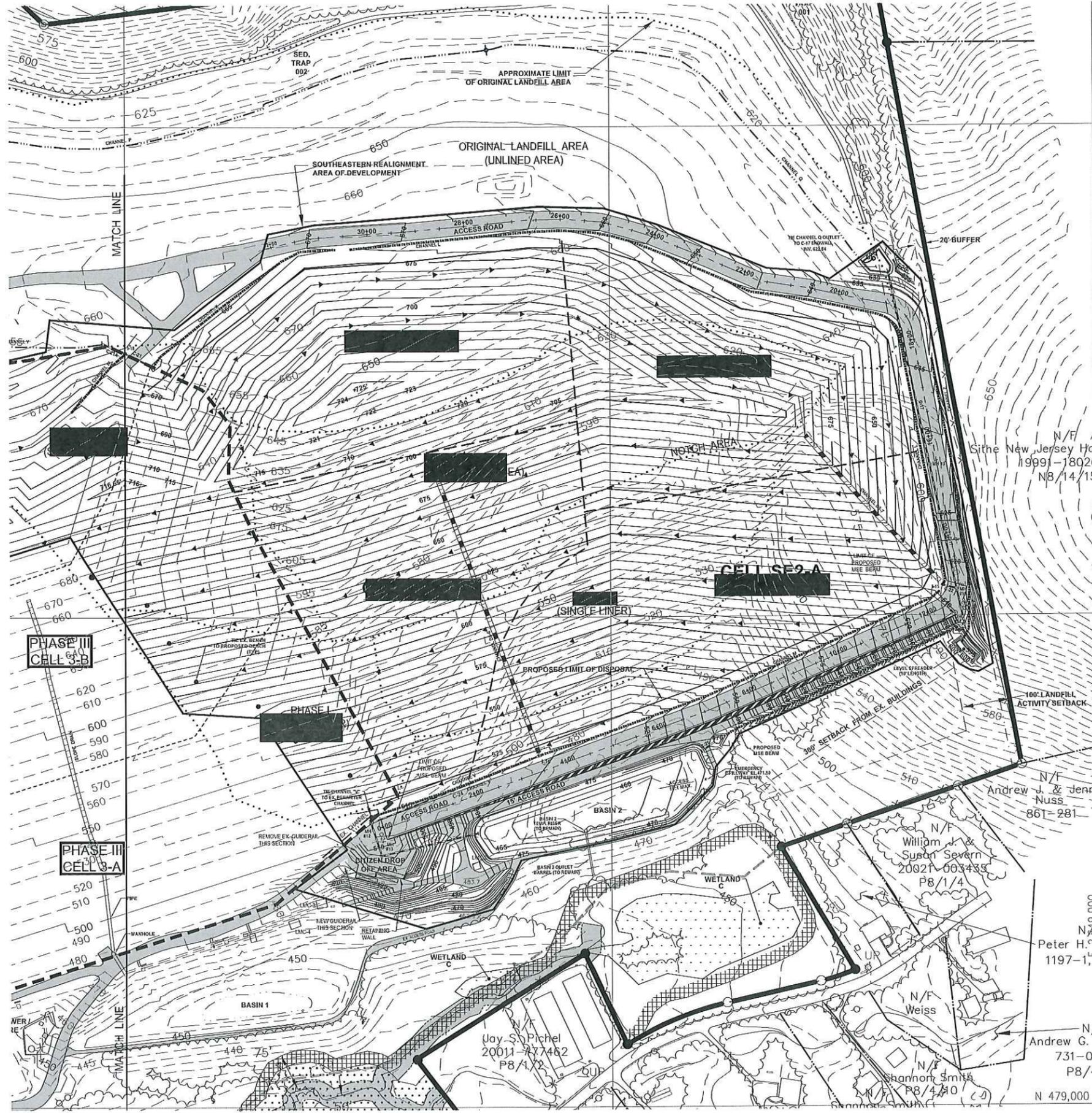
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DATE: 08/17/15

SCALE: 1" = 100'

DRAWING NO. **9 of 17**

FILE: 1162.3 (INDEPENDENT SE-EXPANSION) 1162.3-LDP-009.10.dwg



N 481,000

N 49,000

N 479,000

**KEY / LEGEND**

- - - - - LIMIT OF ORIGINAL LANDFILL PHASE I AND PHASE II DISPOSAL AREAS
- - - - - LIMIT OF DISPOSAL PHASE II (DOUBLE LINER)
- - - - - LIMIT OF DISPOSAL PHASE IV (DOUBLE LINER)
- - - - - CELL DIVISION
- - - - - ADJOINING PROPERTY LINE
- - - - - LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- - - - - DEP PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- - - - - P&L POWER LINE
- - - - - POWER LINE R/W
- - - - - BUILDING RESTRICTION LINE (B.R.L.)
- - - - - EX. OR PREVIOUSLY APPROVED CONTOURS
- - - - - PROPOSED CONTOURS
- - - - - OVERHEAD UTILITY POLE
- - - - - FENCE
- - - - - WETLAND AREAS
- - - - - RIPARIAN CORRIDOR BUFFER
- - - - - STREAM PROTECTION EASEMENT
- - - - - WOOD LINES, TREE MASSES
- - - - - LANDFILL WOODLAND EASEMENT
- - - - - WOODFILL AREA
- - - - - SOUTHEASTERN REALIGNMENT - MSE BERM
- - - - - SOUTHEASTERN REALIGNMENT - ACCESS ROAD
- - - - - SOUTHEASTERN REALIGNMENT - AREA OF DEVELOPMENT
- - - - - SOUTHEASTERN REALIGNMENT - CELL DIVISION
- - - - - SOUTHEASTERN REALIGNMENT - LIMIT OF DISPOSAL
- - - - - CHANNEL (EXISTING OR PREVIOUSLY APPROVED)
- - - - - CHANNEL (PROPOSED)
- - - - - CULVERT (EXISTING OR PREVIOUSLY APPROVED)
- - - - - CULVERT (PROPOSED)
- - - - - INLET (EXISTING OR PREVIOUSLY APPROVED)
- - - - - INLET (PROPOSED)
- - - - - MANHOLE (EXISTING OR PREVIOUSLY APPROVED)
- - - - - MANHOLE (PROPOSED)
- - - - - BENCH (PROPOSED)
- - - - - SLOPE DRAIN (EXISTING OR PREVIOUSLY APPROVED)
- - - - - SLOPE DRAIN (PROPOSED)



N/F Site New Jersey Holdings, LLC  
1999-180264  
N8/14/15

N/F Andrew J. & Jennifer Nuss  
86T-281

N/F Peter H. Bresnok  
1197-1, 49755

N/F Andrew G. Krasnansky  
731-000424  
P8/4/11B

N/F Shannon Smith  
P8/4/10

Jay S. Pichel  
20011-77462  
P8/4/12



NO.	REVISION	DATE

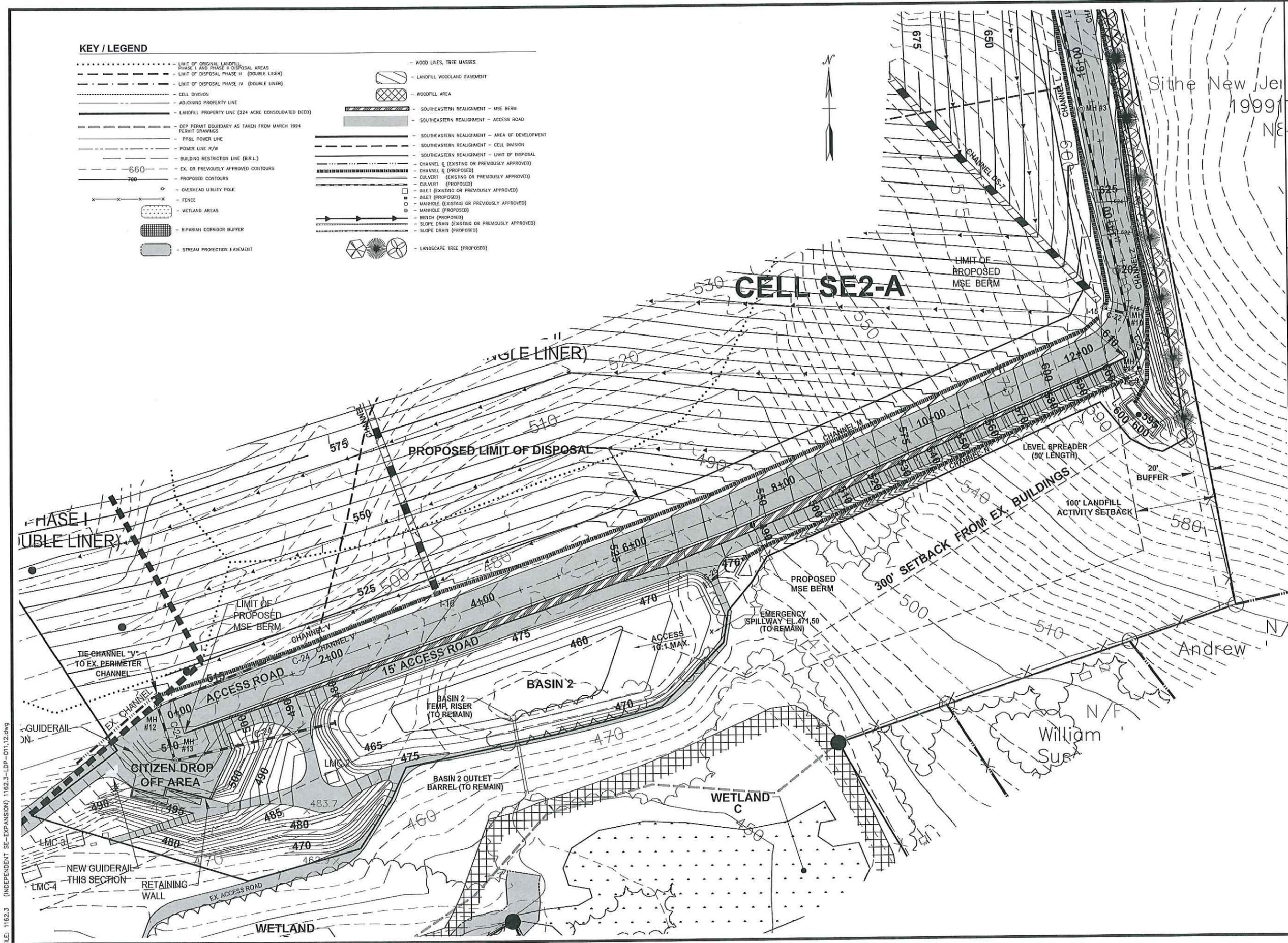
**GRADING PLAN (1"=100')**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 NORTHAMPTON CO.  
**IESI PA Bethlehem Landfill Corp.**  
 PENNSYLVANIA  
 LOWER SAUCON TWP.

**IESI** martin and martin incorporated  
 phone: (717) 37 south main street • suite A  
 264-6759 chambersburg, pennsylvania • 17201  
 PROD. NO. 1162.3  
 DES. BY: J.M.  
 CHK. BY: D.B.  
 RMB  
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 SCALE: 1" = 100'

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1162.3-LDP-009.10.dwg  
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 DRAWING NO.

**KEY / LEGEND**

- - - - - LIMIT OF ORIGINAL LANDFILL PHASE I AND PHASE II DISPOSAL AREAS
- - - - - LIMIT OF DISPOSAL PHASE II (DOUBLE LINER)
- - - - - LIMIT OF DISPOSAL PHASE IV (DOUBLE LINER)
- - - - - CELL DIVISION
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- - - - - LANDFILL PROPERTY LINE (224 ACRE CONSOLIDATED DEED)
- - - - - DEP PERMIT BOUNDARY AS TAKEN FROM MARCH 1994 PERMIT DRAWINGS
- - - - - POWER LINE R/W
- - - - - BUILDING RESTRICTION LINE (B.R.L.)
- - - - - EX. OR PREVIOUSLY APPROVED CONTOURS
- - - - - PROPOSED CONTOURS
- - - - - OVERHEAD UTILITY POLE
- - - - - FENCE
- - - - - WETLAND AREAS
- - - - - RIPARIAN CORRIDOR BUFFER
- - - - - STREAM PROTECTION EASEMENT
- - - - - WOOD LINES, TREE MASSES
- - - - - LANDFILL WOODLAND EASEMENT
- - - - - WOODFILL AREA
- - - - - SOUTHEASTERN REALIGNMENT - MSE BERM
- - - - - SOUTHEASTERN REALIGNMENT - ACCESS ROAD
- - - - - SOUTHEASTERN REALIGNMENT - AREA OF DEVELOPMENT
- - - - - SOUTHEASTERN REALIGNMENT - CELL DIVISION
- - - - - SOUTHEASTERN REALIGNMENT - LIMIT OF DISPOSAL
- - - - - CHANNEL Q (EXISTING OR PREVIOUSLY APPROVED)
- - - - - CHANNEL E (PROPOSED)
- - - - - CULVERT (EXISTING OR PREVIOUSLY APPROVED)
- - - - - CULVERT (PROPOSED)
- - - - - INLET (EXISTING OR PREVIOUSLY APPROVED)
- - - - - INLET (PROPOSED)
- - - - - MANHOLE (EXISTING OR PREVIOUSLY APPROVED)
- - - - - MANHOLE (PROPOSED)
- - - - - BENCH (PROPOSED)
- - - - - SLOPE DRAIN (EXISTING OR PREVIOUSLY APPROVED)
- - - - - SLOPE DRAIN (PROPOSED)
- - - - - LANDSCAPE TREE (PROPOSED)



NO.	REVISION	DATE

**DETAILED GRADING & LANDSCAPE PLAN (1"=50')**

NORTHAMPTON CO.  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 LOWER SAUCON TWP.  
**IESI** PA Bethlehem Landfill Corp.  
 PENNSYLVANIA

**IESI** martin and martin incorporated  
 37 south main street • suite A  
 phone: (717) 264-6759  
 chambersburg, pennsylvania • 17201

PROJ. NO. 1162.3  
 DES. BY: J.M.  
 DWN. BY: DB  
 SCALE: 1" = 50'  
 DATE: 08/17/15  
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 DRAWING NO. 11 of 17

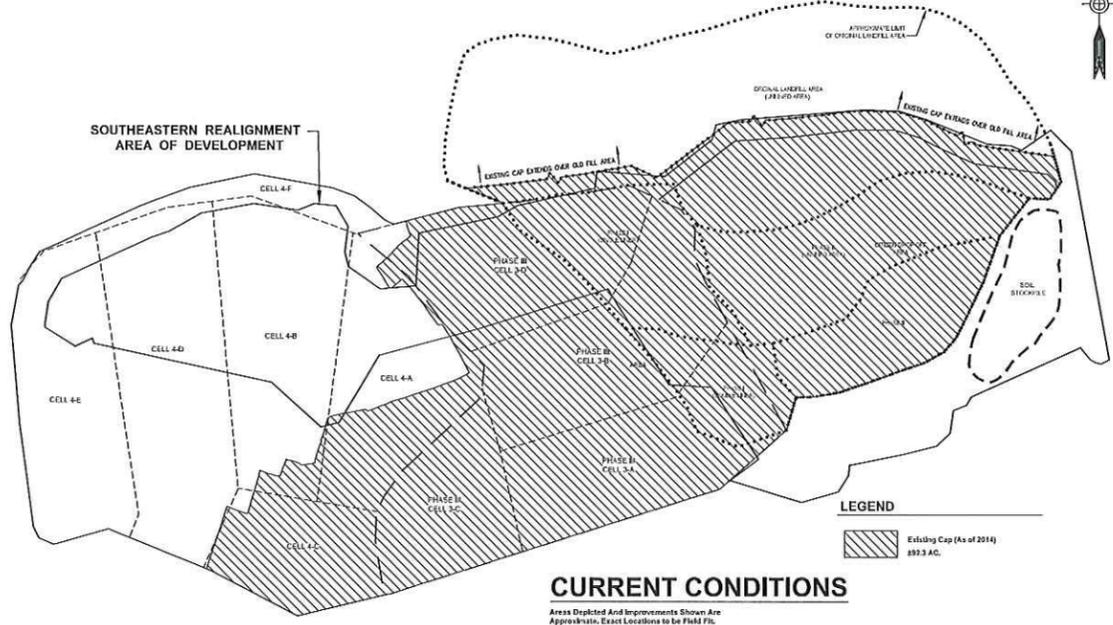
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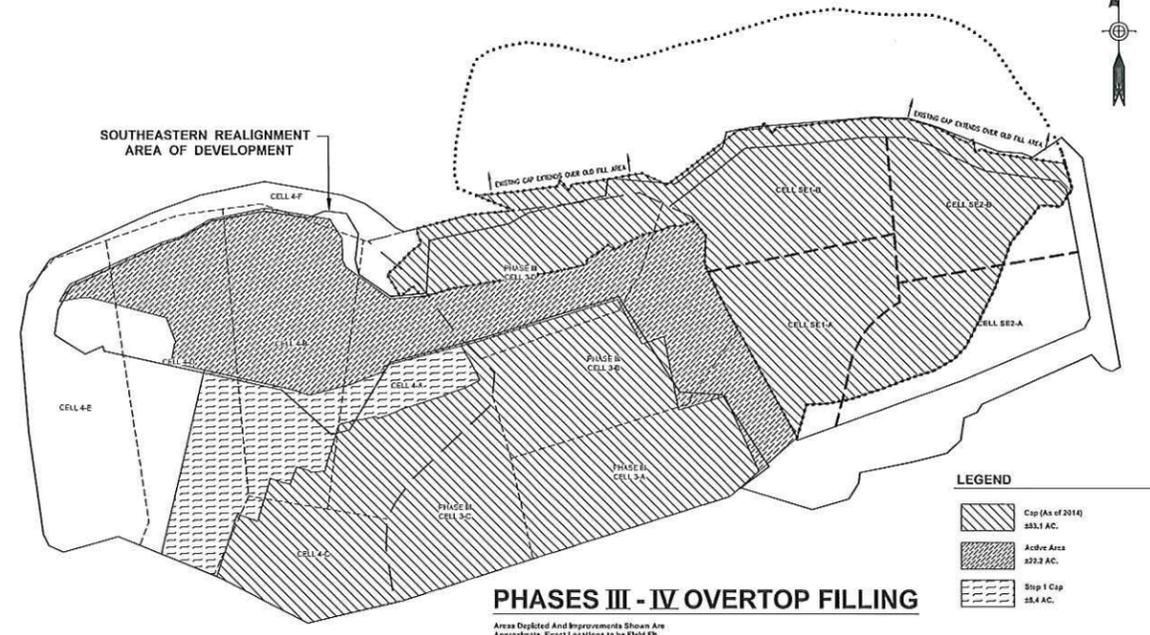
**STEP 1**



**CURRENT CONDITIONS**

Areas Depicted And Improvements Shown Are Approximate. Exact Locations to be Field Pk.

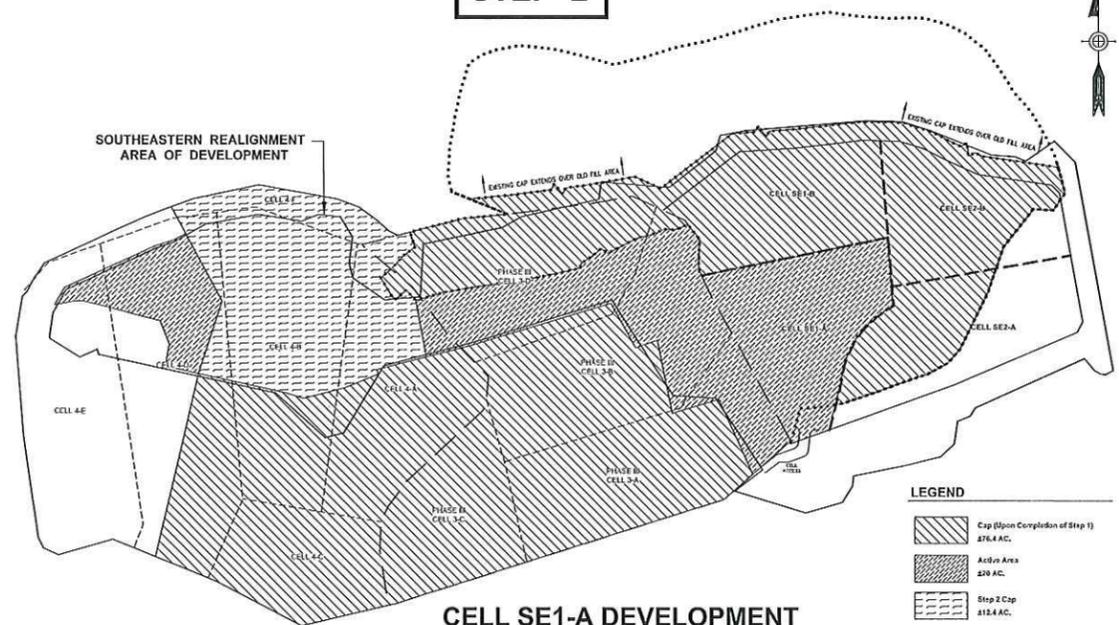
**STEP 1**



**PHASES III - IV OVERTOP FILLING**

Areas Depicted And Improvements Shown Are Approximate. Exact Locations to be Field Pk.

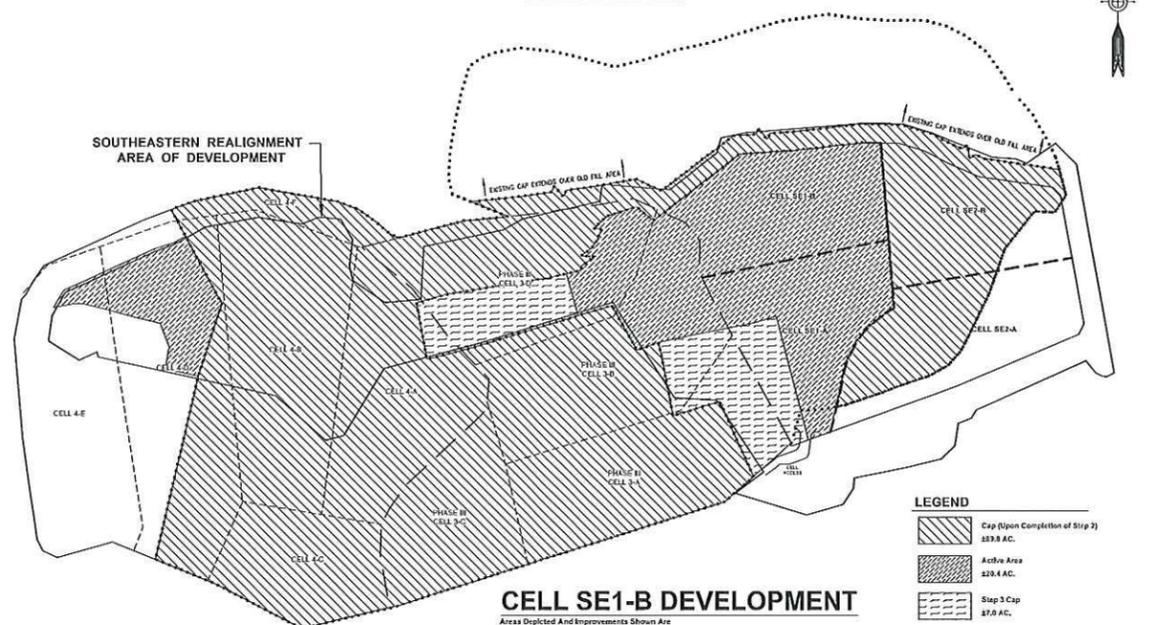
**STEP 2**



**CELL SE1-A DEVELOPMENT**

Areas Depicted And Improvements Shown Are Approximate. Exact Locations to be Field Pk.

**STEP 3**



**CELL SE1-B DEVELOPMENT**

Areas Depicted And Improvements Shown Are Approximate. Exact Locations to be Field Pk.



NO.	REVISION	DATE

**CELL DEVELOPMENT SCHEDULE**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 NORTHAMPTON CO. PENNSYLVANIA  
**IESI PA** Bethlehem Landfill Corp.  
 LOWER SAUCON TWP.

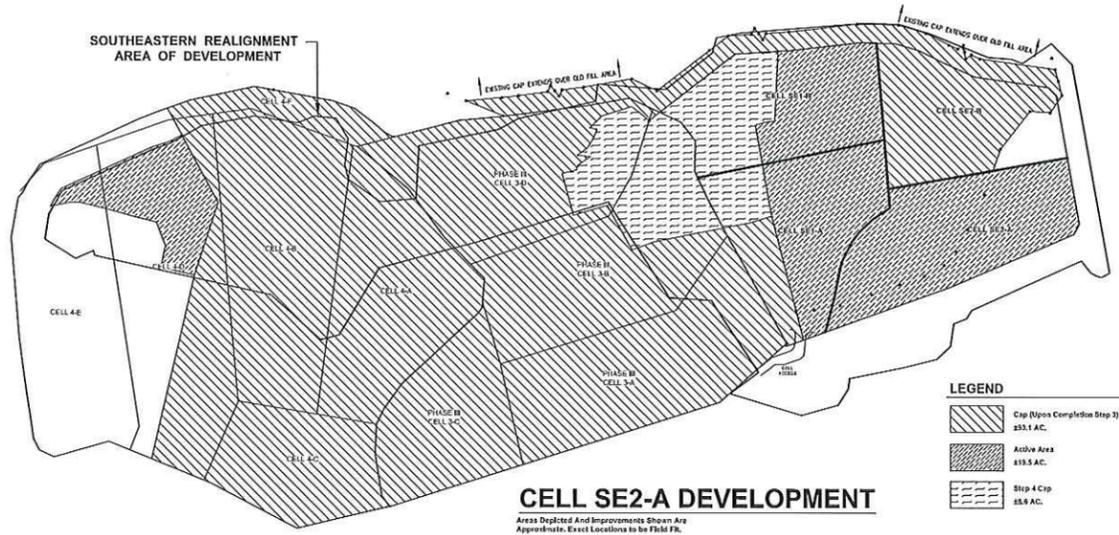
**MMI martin and martin incorporated**  
 37 south main street suite A  
 chambersburg, pennsylvania . 17201  
 phone: (717) 264-6759

PROJ. NO. 1162.3  
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 DATE: 08/17/15  
 SCALE: 1" = 300'  
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 CHECKED BY: RMB

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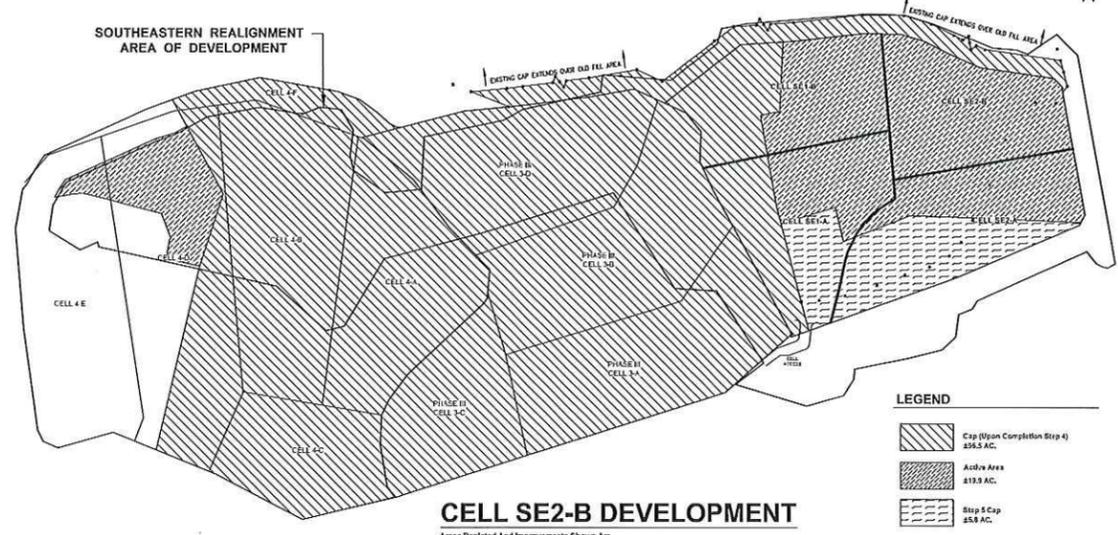
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**STEP 4**



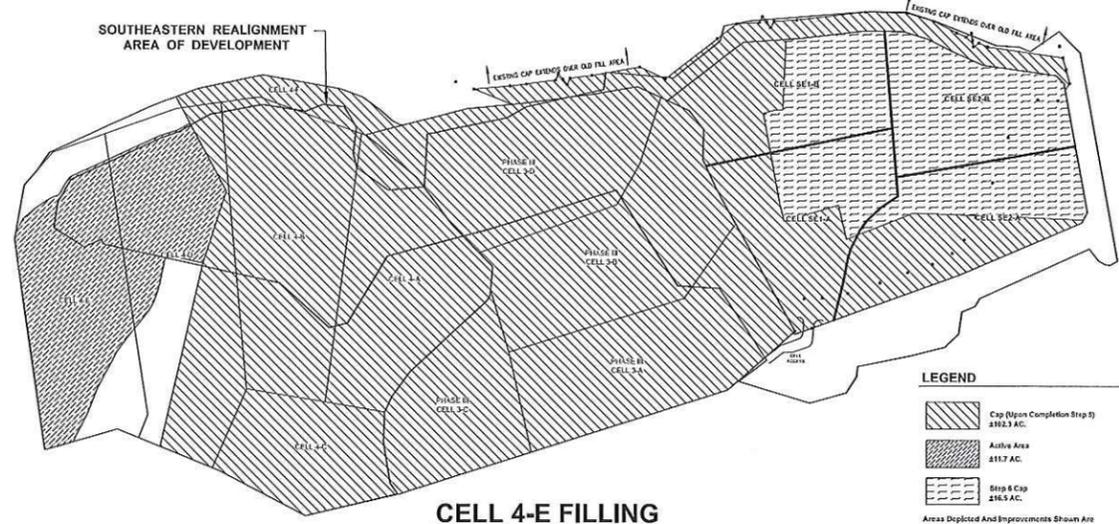
**CELL SE2-A DEVELOPMENT**

**STEP 5**



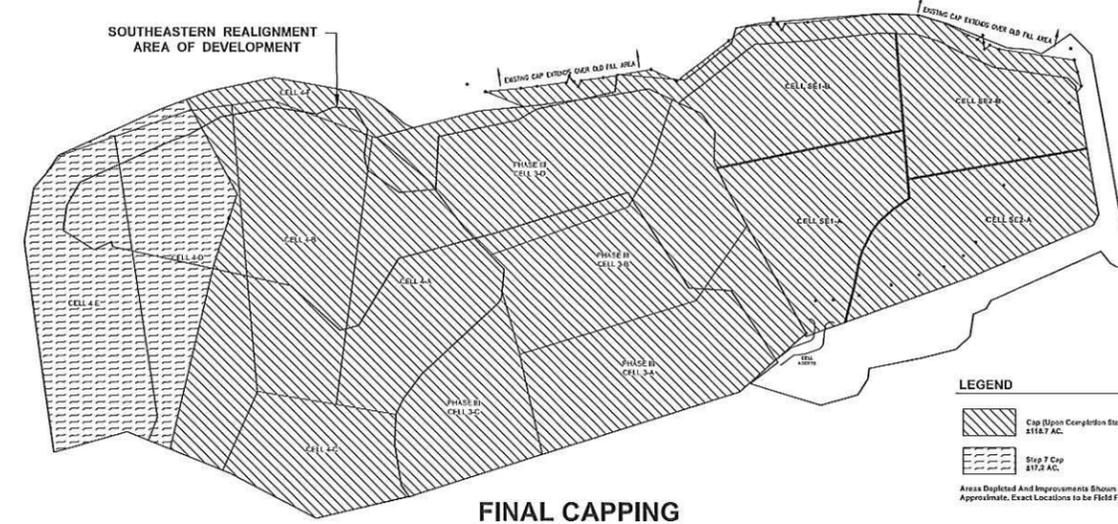
**CELL SE2-B DEVELOPMENT**

**STEP 6**



**CELL 4-E FILLING**

**STEP 7**



**FINAL CAPPING**

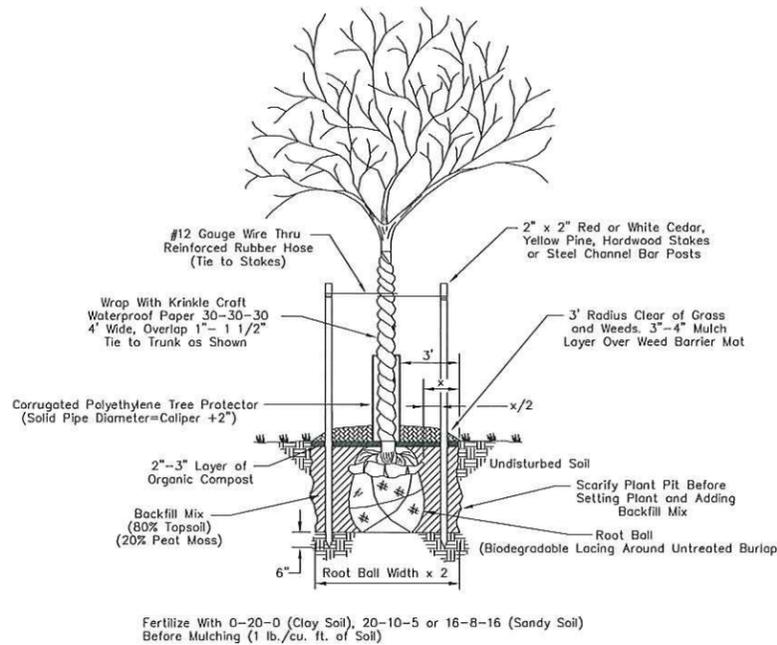


NO.	REVISION	DATE

**CELL DEVELOPMENT SCHEDULE**  
 PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN  
 LOWER SAUCON TWP. NORTHAMPTON CO. PENNSYLVANIA  
**ESI** PA Bethlehem Landfill Corp.

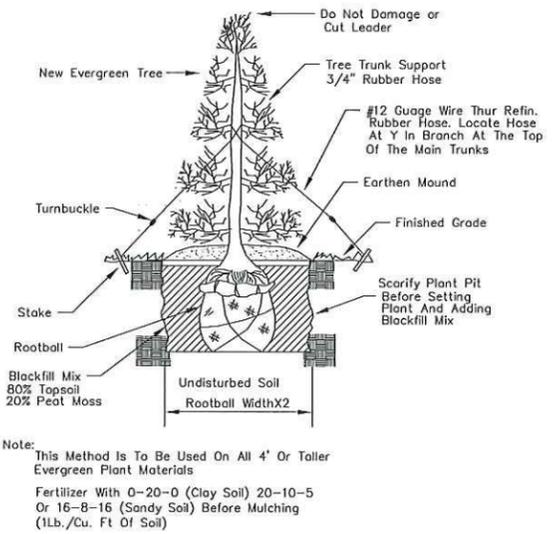
**MMI** martin and martin incorporated  
 37 south main street suite A.  
 chambersburg, pennsylvania . 17201  
 phone: (717) 204-6759  
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 DRAW. BY: DB  
 CHECK BY: JAM  
 SCALE: 1" = 300'  
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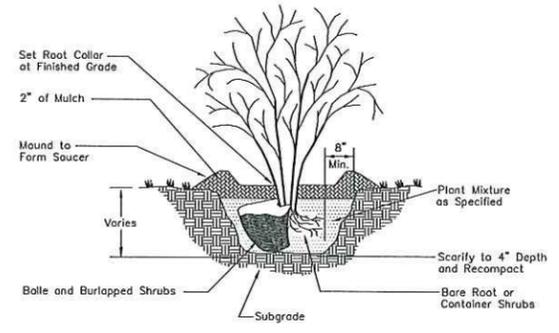
**TREE PLANTING DETAIL**

N.T.S.



**EVERGREEN TREE PLANTING DETAIL**

N.T.S.



**SHRUB PLANTING - (SINGLE)**

N.T.S.

**LANDSCAPING NOTES:**

**TREE PRESERVATION**

EXISTING HEALTHY TREES EIGHT (8) INCHES OR GREATER IN DIAMETER, MEASURED AT A HEIGHT OF 4-1/2 FEET ABOVE ORIGINAL GRADE (AS MEASURED FROM THE UPHILL SIDE OF THE TREE) SHALL BE PRESERVED WHEREVER POSSIBLE. THESE SPECIMENS SHALL ONLY BE REMOVED IN INSTANCES WHERE:

- 1.) THEY ARE LOCATED WITHIN TEN (10) FEET OF THE LIMITS OF NECESSARY GRADING FOR A PROPOSED CARTWAY OR STREET SHOULDER, STORMWATER DETENTION BASIN, PARKING AREA OR DRIVEWAY;
- 2.) THEY ARE LOCATED WITHIN TWENTY (20) FEET OF THE LIMITS OF GRADING FOR A NEW STRUCTURE'S FOUNDATION; AND
- 3.) THEY ARE DISEASED OR ARE EXCESSIVE IN NUMBER, AND THINNING WILL PROMOTE AND ENHANCE THE HEALTHY DEVELOPMENT OF THE REMAINING TREES.

**SITE LANDSCAPING**

THE EXISTING IMPERVIOUS SURFACE WITHIN THE SUBJECT PROPERTY IS 7.24 AC. THE SOUTHEASTERN REALIGNMENT PROPOSES AN ADDITIONAL 0.26 AC. OR 11,326 S.F. OF NEW IMPERVIOUS SURFACE AS REQUIRED BY ORDINANCE ONE TREE FOR EACH 500 S.F. OF NEW IMPERVIOUS SURFACE IS REQUIRED. THUS 23 TREES ARE REQUIRED, AS SHOWN HEREON ONE TREE EVERY 25 LINEAL FEET OF BUFFER IS PROPOSED ADJACENT TO THE AREA DEVELOPMENT. IN TOTAL 40 TREES IN ACCORDANCE WITH THE PLANTING SCREEN LANDSCAPE SCHEME DETAIL AS SHOWN ON THE GRADING AND LANDSCAPE PLAN IS PROPOSED.

**REMOVAL OF DEBRIS**

ALL STUMPS AND OTHER TREE PARTS, LITTER, BRUSH, WEEDS, EXCESS OR SCRAP BUILDING MATERIALS OR OTHER DEBRIS SHALL BE REMOVED FROM THE PLANTING SCREEN AREA AND DISPOSED OF IN ACCORDANCE WITH TOWNSHIP REGULATIONS. NO TREE STUMPS, OR PORTIONS OF TREE TRUNKS OR LIMBS SHALL BE BURIED ANYWHERE WITHIN THE PLANTING SCREEN AREA. IF TREES AND LIMBS ARE REDUCED TO CHIPS, THEY MAY BE USED AS MULCH IN THE PLANTING SCREEN AREA ONLY UPON APPROVAL BY THE TOWNSHIP DIRECTOR OF COMMUNITY DEVELOPMENT.

**SLOPE PLANTINGS**

LANDSCAPING OF ALL CUTS AND FILLS SHALL BE SUFFICIENT TO PREVENT EROSION AND ALL EMBANKMENT SLOPES STEEPER THAN ONE (1) FOOT VERTICAL TO THREE (3) FEET HORIZONTAL SHALL BE PLANTED WITH SUITABLE GROUND COVER IN ACCORDANCE WITH THE PENN STATE AGRONOMY GUIDE. SAID GROUND COVER SHALL INCLUDE SPRING OATS (85 lbs/ac), WINTER WHEAT (120 lbs/ac), OR WINTER RYE (112 lbs/ac). THE BASE MIXTURE SHALL BE AUGMENTED WITH BIRDSFOOT TREFOL (10 lbs/ac), TALL FESCUE (35 lbs/ac), AND REDTOP (3 lbs/ac).

**INSTALLATION AND MAINTENANCE**

ALL PLANTING MATERIALS REQUIRED SHALL BE FURNISHED BY IESI, INSTALLED IN A GOOD WORKMANSHIP LIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND GOOD PLANTING PROCEDURES, AND MAINTAINED BY IESI IN ACCORDANCE WITH ANSI STANDARDS. PLANTINGS SHALL BE OF HEALTHY STOCK AND SHALL BE WATERED REGULARLY BY IESI AND IN A MANNER APPROPRIATE FOR THE SPECIFIC PLANT SPECIES THROUGH THE FIRST GROWING SEASON. DEAD AND DYING PLANTS SHALL BE REPLACED BY IESI DURING THE NEXT PLANTING SEASON. NO BUILDINGS, STRUCTURES, STORAGE OF MATERIALS, OR PARKING SHALL BE PERMITTED WITHIN THE PLANTING SCREEN AREA. THE PLANTING SCREEN AREA SHALL BE MAINTAINED BY IESI SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND SHALL BE KEPT FREE OF ALL DEBRIS & RUBBISH. PLANTINGS SHALL BE AS PER THE APPROVED LAND DEVELOPMENT PLAN. ANY SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE TOWNSHIP DIRECTOR OF COMMUNITY DEVELOPMENT PRIOR TO INSTALLATION BY IESI.

**GUYING AND STAKING**

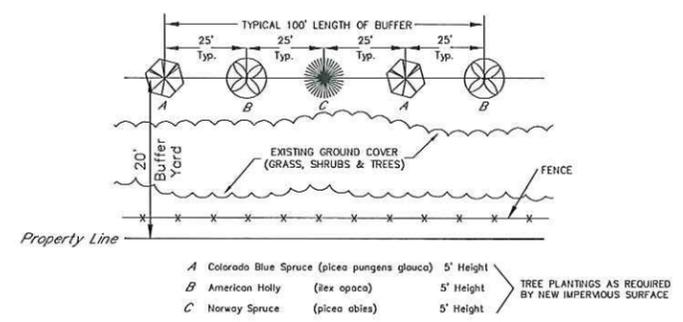
GUY OR STAKES SHALL BE SECURED TO THE TREE USING A WIRE THROUGH A HOSE AND ATTACHING THE GUY OR STAKE WIRES AT THAT POINT. BARE WIRE SHALL NOT BE USED. TREES UP TO THREE (3) INCHES IN DIAMETER MAY BE SUPPORTED BY STAKES, HOWEVER TREES OF LARGER SIZE SHALL REQUIRE GUY WIRES. NORMAL ATTACHMENT IS AT TWO-THIRDS THE HEIGHT OF THE TREE. TO AVOID GROUNDING THE TREE STEM, GUY AND STAKES SHOULD BE REMOVED AFTER ONE YEAR OR EARLIER IF THE WIRE CAUSES DAMAGE.

**MULCHING**

ALL PLANTINGS SHALL BE MULCHED THOROUGHLY WITH FOUR (4) INCHES OF WOOD CHIPS. MULCH SHALL BE MAINTAINED IN GOOD CONDITION BY IESI FOR A MINIMUM OF ONE (1) YEAR AFTER PLANTING.

**BUFFER YARD NOTES:**

- 1) A 20' BUFFER YARD IS PROVIDED AS DEPICTED ON THE GRADING AND LANDSCAPE PLANS ALONG THE ENTIRE EASTERN PROPERTY LINE OF THE SUBJECT PROPERTY. NO DEVELOPMENT OR EARTH DISTURBANCE IS PROPOSED WITHIN THE BUFFER YARD. ALL EXISTING GROUND COVER INCLUDING GRASS, SHRUBS, AND TREES SHALL REMAIN. AN EXISTING 8 FOOT CHAINLINK FENCE IS LOCATED WITHIN THE BUFFER YARD AS SHOWN ON THE PLANS WHICH WILL REMAIN.
- 2) THE PROPERTY OWNER SHALL BE REQUIRED TO ATTRACTIVELY MAINTAIN THE BUFFER YARD SCREEN PLANTINGS AND KEEP THE BUFFER YARD FREE OF LITTER AND WEEDS.
- 3) THE EXISTING GROUND COVER WITHIN THE 20' BUFFER YARD SHALL SERVE AS THE REQUIRED PLANTING SCREEN. SAID EXISTING GROUND COVER CONSISTS OF TREES, SHRUBS AND OTHER PLANT MATERIAL SERVING AS A BARRIER TO VISIBILITY, CLARE AND NOISE CREATING A COMPLETE VISUAL SCREEN OF AT LEAST SIX FEET IN HEIGHT. IN THE EVENT PLANT MATERIAL WITHIN THE PLANTING SCREEN DIES THE PROPERTY OWNER SHALL REPLACE THE PLANT MATERIAL WITHIN SIX MONTHS.



**BUFFER YARD PLANTING SCREEN LANDSCAPE SCHEME**

**NOTES:**

- A) ALL PLANTINGS SHALL BE LOCATED APPROXIMATELY 10 FEET FROM ALL UTILITY EASEMENTS. THE FINAL LOCATIONS SHALL BE COORDINATED BY IESI WITH THE LOWER SAUCON AUTHORITY.
- B) SUBSTITUTION OF ANY OTHER SPECIES SHALL BE APPROVED IN WRITING BY THE TOWNSHIP DIRECTOR OF COMMUNITY DEVELOPMENT.



SEAL	DATE	REVISION	NO.

**LANDSCAPING NOTES & DETAILS**

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN & SITE PLAN

**IESI PA** Bethlehem Landfill Corp.

LOWER SAUCON TWP. PENNSYLVANIA

**IESI** martin and martin incorporated  
 37 south main street • suite A  
 chambersburg, pennsylvania • 17201

PROJ. NO: 1162.3  
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CADD FILE: 1162.3-LDP-017.dwg  
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