

ALLEN TOWNSHIP
NORTHAMPTON COUNTY, PENNSYLVANIA
BID PROPOSALS FOR WILLOW RIDGE PAVING AND SIDEWALK
ADDENDUM #1 TO BID PACKAGE
OCTOBER 20, 2015

Form entitled, "MS-944 PAGE 1 attached. Sealed Proposal receipt and opening changed from November 10th, 2015 to **November 5th, 2015**. See attached.



Addendum # 1

**PROPOSAL AND CONTRACT
(WHEN EXECUTED)**

INSTRUCTIONS ON PAGE 4

THIS PROPOSAL INCLUDES
INSTRUCTIONS TO BIDDERS**A. DEPOSIT OF PROPOSALS.**

All envelopes containing Bid proposals shall
be clearly marked "Bid Proposal for
Willow Ridge Paving and Sidewalk
November 10, 2015

Ms. Ilene Eckhart
Township Manager
Allen Township, Northampton County
4715 Indian Trail Road
Northampton, PA 18067

Sealed Proposals will be received on or before
12:00 PM November 10, 2015

TIME

November 5, 2015

Bids will be opened and read at approximately
12:00 PM November 10, 2015

TIME

November 5, 2015

PROPOSALS MUST BE MAILED OR OTHERWISE
DELIVERED TO THE ABOVE ADDRESS.

- 1 The contractor proposes to furnish and deliver all materials (including Form CS-4171, CERTIFICATE OF COMPLIANCE) and to do and perform all work on the following project as more specifically set forth in the Schedule of Prices (Attachment), in accordance with drawings and specifications on file at Allen Township as well as the supplements and special requirements contained herein and/ or attached hereto and current PennDOT Specifications (Publication 408). Bidders shall be prequalified by PennDOT (Sec.102.01). Marshall testing of bituminous paving materials is not required (Sec. 401).
- 2 If designated as the successful bidder, the contractor will begin work on the date specified in the notice to proceed, or as otherwise provided in the special requirements, and will complete all work within **see attachment 1-A** calendar days.
- 3 Accompanying this proposal is a certified check or bid bond in the amount of 10% made payable to the municipality as a proposal guarantee which, it is understood, will be forfeited in case the contractor fails to comply with the requirements of the proposal.

B. PROPOSAL OF:

NAME / ADDRESS OF CONTRACTOR

CONTRACTOR'S CERTIFICATION

- 1 The only person interested in the proposal as principal (s) is (are):

- 2 None of the above persons are employees of the municipality.
- 3 This proposal is made without collusion with any other person, firm or corporation.
- 4 All plans and specifications referred to above and the site of the work have been examined by the contractor. The contractor understands that the quantities indicated herein are approximate and are subject to change as may be required; and that all work is payable on the basis of the unit price listed on the Schedule of Prices. (Attachment 1).



Allen Township Supervisors

4714 Indian Trail Road
Northampton, Pennsylvania 18067

Paul Balliet, Chairman
Bruce Frack, Vice Chairman
Dale N. Hassler
Larry Oberly
Alfred Pierce

Brien Kocher, P.E.
B. Lincoln Treadwell, Jr., Esq.
Ilene M. Eckhart, Manager

October 20, 2015

The Express-Times
Legal Advertisement Department
30 North 4th Street
Easton, PA 18042

ATTENTION:LEGAL ADVERTISING

Please advertise the following in your newspaper on Wednesday, October 21st and Monday, October 26th, 2015.

An affidavit is requested along with the invoice.

ALLEN TOWNSHIP NOTICE TO BIDDERS

Sealed Bids for the Willow Ridge Paving and Sidewalk project will be received by the Board of Supervisors of Allen Township, Northampton County, Pennsylvania at the Allen Township, Municipal Building, 4714 Indian Trail Road, Northampton, PA 18067, prior to noon local time, November 5, 2015. The project will be the milling and wearing course paving along Gray, McNair and Walker Drives, with related curb ramp/sidewalk reconstruction.

The specific requirements for bidding and construction work are described in the Bidding Documents and are available for review at the Allen Township Municipal Building during regular office hours. Bid specifications may also be obtained from the Township website: www.allentownship.org.

There will be a non-mandatory Prebid Conference at the Township Office, November 4, 2015, at noon. Allen Township reserves the right to accept or reject any or all Bids.

Ilene Eckhart, Township Manager Allen Township, Northampton County 4714 Indian Trail Road, Northampton, PA 18067

Respectfully,

Ilene M. Eckhart
Manager
ALLEN TOWNSHIP

Express Times: 10/21/15 & 10/26/15

Phone: (610) 262-7012

www.allentownship.org

Fax: (610)262-7364



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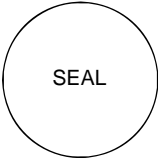
- 2 None of the above persons are employees of the municipality.
- 3 This proposal is made without collusion with any other person, firm or corporation.
- 4 All plans and specifications referred to above and the site of the work have been examined by the contractor. The contractor understands that the quantities indicated herein are approximate and are subject to change as may be required; and that all work is payable on the basis of the unit price listed on the Schedule of Prices. (Attachment 1).

- 5 The contractor will comply with all requirements of the laws and implementing regulations of the Commonwealth of Pennsylvania and the United States relating to human relations, equal opportunity and non-discrimination in employment, and will pay to workmen employed in the performance of the contract the wages to which they may be entitled.
- 6 The contractor will provide the municipality with a performance bond, conditioned upon the faithful performance of the contract in accordance with the plans, specifications and conditions thereof, and a payment bond, conditioned on the prompt payment of all material furnished and labor supplied or performed in the prosecution of the work, in accordance with the Public Works Contractors' Bond Law of 1967; and an affidavit accepting the provisions of the Workmen's Compensation Act of 1915, as amended.

CONTRACTOR

WITNESSED OR ATTESTED BY:

TITLE: (SEAL)



TITLE: (SEAL)

=====

TO BE EXECUTED ONLY IN THE EVENT THE ABOVE PROPOSAL IS ACCEPTED

=====

ACCEPTED ON :

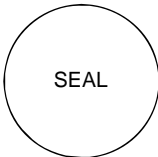
DATE

0

MUNICIPALITY

ATTESTED BY:

TITLE:



TITLE:
S.Y.

TITLE:



ATTACHMENT 1

TO MS - 944 (PROPOSAL AND CONTRACT MS - 944)

County: NORTHAMPTON

Municipality: ALLEN TOWNSHIP

Project Number: HEA PROJECT A04-13(A)

LOCATION OF WORK:

WALKER DRIVE, McNAIR DRIVE, AND GRAY DRIVE IN WILLOW RIDGE DEVELOPMENT

DESCRIPTION OF WORK:

MILL ALONG EXISTING CURB LINES, AROUND INLETS AND AT PAVING JOINTS. PLACE GRADE ADJUSTMENT RINGS ON MANHOLES AND WATER VALVES. PLACE 1 1/2" HMA WEARING COURSE AS NOTED BELOW. CONSTRUCT 2 ADA COMPLIANT PEDESTRIAN RAMPS. REMOVE AND REPLACE 20 LF OF DAMAGED CONCRETE CURB.

ESCALATOR CLAUSE:(if adopted by Municipality.) (Not adopted)

THIS PORTION TO BE COMPLETED
BY THE MUNICIPALITY

[illegible]

**SPECIAL PROVISIONS TO CONTRACT MS-944 (Attachment 1-A)
CONTAINS IMPORTANT INFORMATION FOR THE CONTRACTOR**

The Prime Contractor and subcontractors must comply with all of the following provisions that are marked with an "X".

- X Traffic Control and Safety Devices to be provided by the Contractor.
(PA. DEPART. Of TRANS. Publication 203, WORK ZONE TRAFFIC CONTROL, CURRENT EDITION.)
- X Delivery tickets for all materials.
- X CS-4171 Certificate of Compliance required for all materials.
- X Notify the Municipality five working days prior to start of project.
Work to be completed on or before 70 calendar days from Notice to Proceed.
After 70 days liquidated damages apply at the rate of \$200 per calendar day.
- X Roadway to be power broomed by contractor prior to start of project.
- X Excess material to be removed by contractor.
- X Municipality to inspect project.
- X Need Bill of Lading for each shipment of bituminous material per Section 702.1(c) of Specifications 408.
- X Tack Coat required per Section 460, or 409 for superpave, of Specifications 408 and is incidental to paving item unless noted otherwise.
Prime Coat required per Section 461 of Specifications 408.
- X Bituminous Seal on all abutting pavement and curbs required.
- X Saw cut or Milled Paving Notch required and incidental to paving item unless noted otherwise.
- X Scratch/ Leveling Courses to be placed at the discretion of appointed inspector(s).
Full width pavement with one pass required.
- X Municipality reserves the right to limit work completed.
Taper pavement the last 3 feet to curb.
For FOB Source bids, hauling distance will determine selection of bid award.
Municipality reserves the right to procure material which best suits their requirements after all bids and items are reviewed.
- X Completion of NON-COLLUSION AFFIDAVIT required.
- X Incidental Preparation and clean up required. (Project Construction Materials)
- X The municipality reserves the right to make an award on the basis of the aggregate total for all like items on which quotations are received.
- X Provide design, which meets Specifications Form 408 to the municipality 5 days prior to start of work.
- X Contractor responsible for defects that occur within one year of applications.
Contractor required to review proposed project with Municipality's Representative prior to bidding.
Oil Samples required from each distributor truck by contractor (1) one quart : A.M. & P.M. and witnessed by municipality and retained by municipality. (Oil samples must be placed in an approved type container that is compatible with oil sample.)
At least three random stone samples to be taken by contractor on project site witnessed by
- X Complete all testing in accordance with Specification Form 408 Section 401 except Marshall Testing or for superpave Section 409 except for superpave volumetric testing.
- X Notice to Proceed will be the date of Contract acceptance.
Final Completion Certificate & Notice of Completion required.
- X Future award of Contract will be based on quality of work as determined by the municipality.
- X Contractor, notify all residents of pending work to be performed.

My signature signifies that I have read and understand the above special provisions to this contract, and by being authorized by this company to act as their authorized representative, and on their behalf hereby agree to adhere to any and all of the provisions pertaining to this contract.

Contractor's Representative

Date

Municipality's Representative

Date

Company

Municipality

PROPOSAL AND CONTRACT INSTRUCTIONS- FORM 944

- 1 The proposal must be typewritten or printed.
- 2 If more than one proposal on any project is submitted by an individual, firm or partnership, corporation or association under the same or different names, only one lowest proposal will be considered.
- 3 Description of Work- - -
 - A. If additional space is needed, insert appropriately numbered attachment and note "Continued on attached work sheets."
- 4 Part A of Page 1 to be completed by municipality. Part B of Page 1 to be completed by contractor. Schedule of Prices - Column #1 (Item), #2 (Approximate quantities), #3 (Unit, i.e., ton, square yard, linear feet, etc.) And #4 (Description, i.e., bituminous materials - ID2, FJ1, FB1, BCBC, etc.) Must be filled in by the municipality to insure equitable bidding. Columns #5 (Unit Price), #6 (Total) and total amount of bid, must be filled in by the contractor. If more space is needed, add note at the bottom of the page; "Continued on Attachment No. 1-A," and add additional sheet designated as Attachment No. 1-A, 1-B, etc.. Repeat for each additional sheet required.
- 5 If liquidated damages are to be assessed, add the following sentence to Part A #2. If all work is not completed on time, liquidated damages will be assessed at the rate of \$200.00 per additional working day. (OR "... as set forth in the attached schedule.")
- 6 Payment and Performance bonds are provided only by the successful bidder. Contracts under \$5,000 - bonds must be in 50 % of the contract amount. Contracts in excess of \$5,000 - bonds must be in 100 % of the amount of contract. Bond Forms MS-944 Attachments 2 and 3 and Workmen's Compensation Affidavit Attachment 4 must be submitted by the successful bidder within 20 days of the contract award. Failure to submit the bonds shall constitute grounds to cancel the contract.
- 7 *Construction projects, where the estimated cost of the total project exceeds \$25,000, are subject to the provisions of the Pennsylvania Prevailing Wage Act 442. It is the responsibility of the municipality to obtain the Prevailing Wage Scale for the area and include it in the proposal. If the Prevailing Wage Act applies, this fact shall be noted in the advertisement.

On projects utilizing Federal Revenue Sharing Funds, if the project cost exceeds \$2,000 and is financed with 25% or more Federal Revenue Sharing Funds, the Davis Bacon Act applies. Again it is the responsibility of the municipality to obtain the Davis Bacon Wage Rates, include them in the proposal and note the fact in the advertisement. If both acts are applicable, The Davis Bacon Act has preference over the Pennsylvania
- 5 Prevailing
- 8 An ESCALATOR CLAUSE is optional; if used, it must be included in the proposal prepared by the municipality. An escalator clause may not be inserted by the contractor.

An Escalator Clause shall not be used.
- 9 The Bidder must bid both Section A and Section B. The Bidder hereby offers a ____ percent reduction on all unit prices if both Sections are awarded to the Bidder.

Bidder's Initials

Date

*(1961, Aug. 15, P.L. 987; 43 P.S. 165)



PERFORMANCE BOND (With Corporate Surety)

KNOW ALL MEN BY THESE PRESENTS, That we,

(NAME AND ADDRESS OF CONTRACTOR)

as Principal and _____
(SURETY COMPANY)

a corporation incorporated under the laws of the State of _____ as Surety
(NAME OF STATE)

are held and firmly bound unto _____ in the full and just sum of
(NAME OF MUNICIPALITY)

_____ (\$ _____) dollars

lawful money to the United States of America, to be paid to the above Municipality or its assigns, to which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounden Principal has entered into a contract with the above Municipality, bearing even date herewith, for the undertaking of certain obligations as therein set forth.

NOW, THEREFORE, the condition of this obligation is such that if the above bounden Principal, as Contractor, shall in all respects comply with and faithfully perform the terms and conditions of said Contract, including the Specifications and conditions referred to and made a part thereof, and such alterations as may be made in said Specifications as therein provided, and shall well and truly, and in a manner satisfactory to the municipality fulfill all obligations as therein set forth, then this Obligation shall be void, but otherwise the same shall be and remain in full force, virtue and effect.

It is further provided that any alteration which may be made in the terms of the contractor or its specifications with the express approval of the Municipality or the Principal to the other, shall not in any way release the Principal and the Surety or either or any of them, their heirs, executors, administrators, successors or assigns from their liability hereunder, notice to the surety of any such alteration or forbearance being hereby waived.

IN WITNESS WHEREOF, the said Principal and Surety have duly executed this Bond under Seal, pursuant to due and legal action authorizing the same to be done on _____
(DATE OF BOND)



Attest / Witness:

CONTRACTOR

BY

TITLE:

TITLE:



Attest / Witness:

SURETY COMPANY

TITLE:

TITLE:



KNOW ALL MEN BY THESE PRESENTS, that we

as PRINCIPAL and _____
 a corporation incorporated under the laws of the State of _____ as SURETY, are
 held and firmly bond unto the _____, in the full and just sum of
 _____ (\$ _____) dollars, lawful money of the
 United States of America, to be paid to the said _____ or its assigns, to which
 payment well and truly to be made, we bind ourselves, our heirs, executors, administrators,
 successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above bounden Principal has entered into a contract with the above
 municipality hereinafter called Obligee, bearing even date herewith, for the improvement of a
 certain section of highway or bridge in said Municipality consisting of:

_____ for approximately the sum of: _____ (\$ _____) dollars.

NOW, THEREFORE, the condition of this obligation is such that if the above bounden
 PRINCIPAL shall and will promptly pay or cause to be paid in full all sums of money which may be
 due by contract or otherwise, to any individual, firm, partnership, association or corporation, for all
 material furnished or labor supplied or performed in the prosecution of the work, whether or not the
 said for material or labor entered into and became component parts of the work and for rental of the
 equipment used and services rendered by public utilities in, or in connection with the prosecution of
 such work, then this obligation to be void, otherwise to remain in full force and effect.

The **PRINCIPAL** and **SURETY**, hereby, jointly and severally, agree with the Obligee herein
 that any individual firm, partnership, association or corporation, which has performed labor or
 furnished material in the prosecution of the work as provided, and any public utility which has not
 been paid in full therefor, may sue in assumpsit on this Payment Bond in his, their, or its own name
 and may prosecute the same to final for such sum or sums as may be justly due him, them or it, and
 have execution thereon. Provided, however, that the Obligee shall not be liable for the payment of
 any costs of expenses of such suit.

RECOVERY by any individual, firm, partnership, association or corporation hereunder shall
 be subject to the provisions of the "Public Works Contractors' Bond Law of 1967", Act No. 385,
 approved December 20, 1967, P.L. 869, which Act shall be incorporated herein and made a part
 hereof, as fully and completely as though its provisions were fully and at length herein recited.

in the work to be done or materials to be furnished or labor to be supplied or performed under it or
 the giving by the Obligee of any extension of time for the performance of the contract or any other
 forbearance on the part of either the Obligee or the Principal to the other, shall not in any way
 release the PRINCIPAL and the SURETY or SURETIES of any such alteration, extension of
 forbearance being hereby waived.

IN WITNESS WHEREOF, the said PRINCIPAL and SURETY have duly executed this Bond
 under seal this _____ day of _____, 20 ____.

PLACE
SEAL
HERE

WITNESS:

CONTRACTOR

TITLE:

BY:

TITLE:

PLACE
SEAL
HERE

WITNESS:

SURETY COMPANY

TITLE:

TITLE:



AFFIDAVIT RE

ACCEPTING PROVISIONS OF THE WORKMEN'S COMPENSATION ACT

State of _____)
)
) ss:
)
County of _____)

_____ he has
being duly sworn according to law deposes and says that they have
it has

accepted the provisions of the Workmen's Compensation Act of 1915 of the Commonwealth of Pennsylvania, with

_____ has _____ his
its supplements and amendments, and have insured their liability thereunder in accordance with the terms of said
its

Act with _____
(SURETY COMPANY)

(TYPE OR PRINT) CONTRACTOR

BY _____
SIGNATURE

Sworn to and subscribed before me this _____ day of _____ A.D. 20 ____.

SIGNATURE

My Commission Expires _____ (DATE)

ANTI-COLLUSION AFFIDAVITCounty 0Municipality 0

Project Number _____

State of _____

Fed. Project No. _____
(If Applicable)

County of _____

The undersigned deponent deposes and says that he is the _____

of the _____ Company; that he is authorized to make this affidavit on behalf of said company in compliance with section 102.06 (e) of Department Specifications, Publication 408, as amended and that the said company has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such contract.

(Contractor)**BY****Sworn to and subscribed before me the undersigned notary public this**

_____ day of _____, _____.

My Commission expires _____



0

MUNICIPALITY

NOTICE OF COMPLETION

IN REFERENCE TO PROJECT # _____

Name of Contractor _____

Performance of work as specified on the above numbered contract is completed and final pavement inspection has been made by the contractor and municipality in accordance with the terms of the contract awarded.

DATE OF AWARD _____

Signature of Municipality

Signature of Contractor

Both copies of this form to be filled by the Contractor-Municipality on completion of final pavement restoration.

THIS PORTION TO BE COMPLETED BY MUNICIPALITY

FINAL COMPLETION CERTIFICATE

By the affixing of my signature I hereby certify that final inspection has been made and all work has been performed in accordance with the above contract # and is hereby accepted by the municipality as completed.

Authorized Agent for the Municipality

*DATE _____

* The contractor is responsible for maintenance of permanent pavement repairs for a period of one year from this date.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF COMPLIANCE

1. ♦ **COUNTY:** _____ ♦ **MUNICIPALITY** _____ ♦ **TWP.#/ STREET** _____
 ♦ (To be completed by the party that will ship the material to the project, otherwise leave blank.)

2. I / WE hereby certify that the material listed on line 5 was Manufactured, Fabricated, Coated, Precasted, Produced
 (Circle one)

by _____
 (Name of Manufacturer, Fabricator, Coater, Precaster or Producer)

3. and the party listed above certifies that the material(s) on line 5 meets the requirements of

Publication 408, Section(s), _____

AASHTO, ASTM, Federal or other designation _____

4. The material listed below is being shipped to _____
 (Company Name)

5. **LOT NO. QUANTITY APPROVED MATERIAL AS LISTED IN BULLETIN # 14 or 15.**
BULLETIN # 41 or 42 PRODUCERS, LIST HMA / PCC JMF.

LOT NO.	QUANTITY	APPROVED MATERIAL AS LISTED IN BULLETIN # 14 or 15. BULLETIN # 41 or 42 PRODUCERS, LIST HMA / PCC JMF.

6. [] **CHECK HERE IF YOUR PRODUCT CONTAINS IRON OR STEEL** I / WE certify that we received a copy of the Mill Certification Form(s) from the manufacturer(s) of any steel or iron materials contained in our product and **all manufacturing processes** including coatings application (e.g., epoxy, galvanizing, or painting) have occurred in the United States and we are maintaining copy(s), in our files in accordance with Section 106.03(b)3. Note: While coating materials themselves are not covered by Buy America, the application of these materials on steel or iron must occur in the United States.

7. **VENDOR CLASSIFICATION - CHECK ONE BLOCK ONLY**

☐ # 1 Manufacturer, Fabricator, Coater, Precaster ☐ # 2 Distributor, Supplier or * Private Label Company
 Listed in Bulletin # 15, or Producer Listed in Not Listed in Bulletin # 15.
Bulletin # 14, 41 or 42 Also, complete line 9

I certify that the above statements are true and I certify that the material being supplied is one and the same to the best of my knowledge, fairly and accurately same as provided to us by the manufacturer listed on this document and quantities listed above are accurate.

8. **NAME (print) :** _____ **TITLE :** _____

COMPANY NAME : _____

SIGNATURE : _____ **DATE:** _____

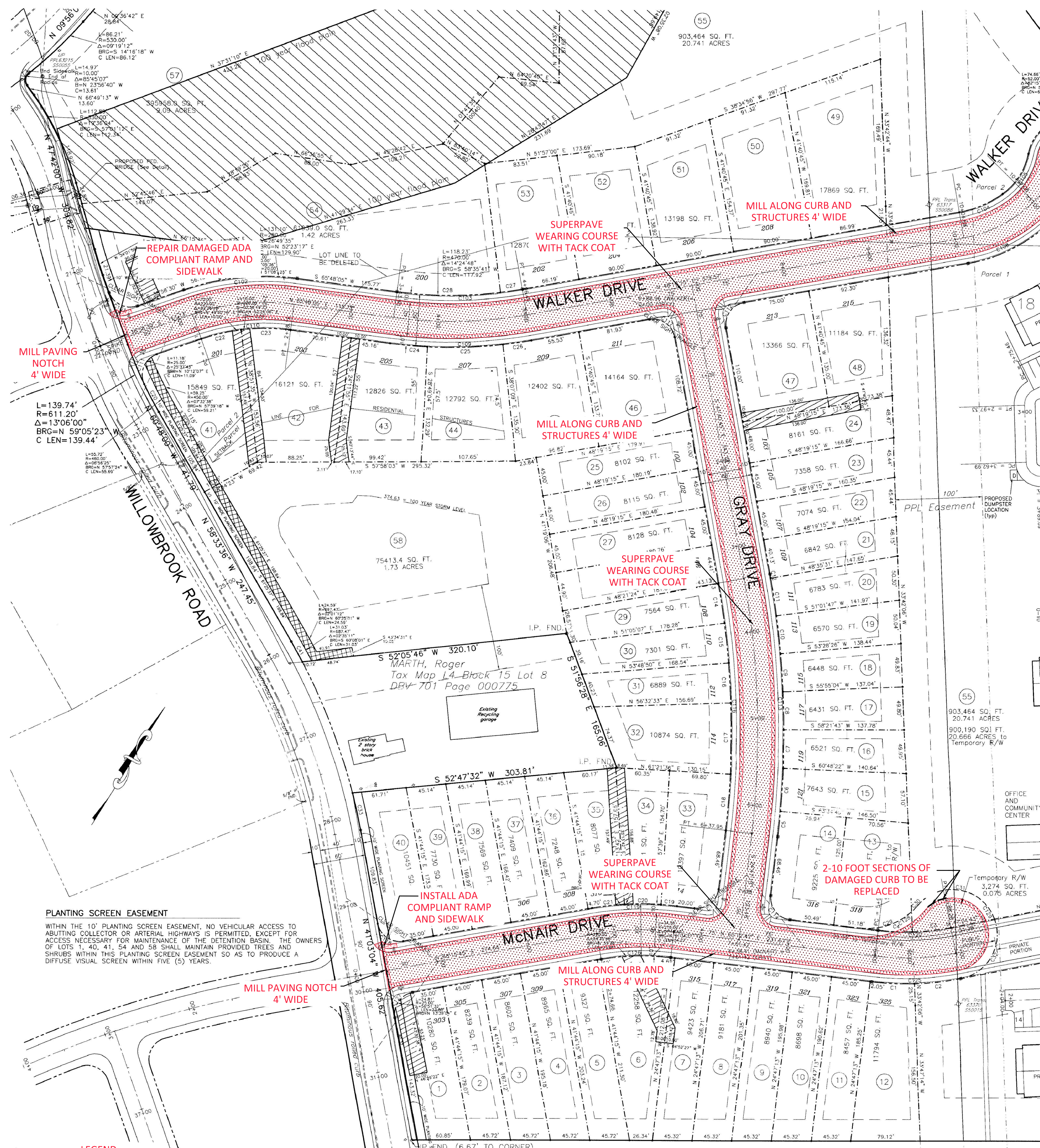
9. List company that sold you the material(s) documented above: _____
 (Complete if you checked Block # 2 on line # 7, otherwise leave blank.) (Company Name)

After completing the Certificate of Compliance form CS-4171, maintain the original at your company's location.

A copy of the Certificate of Compliance form must accompany your material **shipment** to its next destination.

Also, if you **receive material shipments** from other companies related to PennDOT projects, the accompanying Certificate of Compliance forms must be kept on file at your location. These files must be available for inspection and verification by a Department Representative for a period of not less than **THREE** years from the date of the last shipment.

* **Private Label Companies** must **identify** the true **manufacturer** (Line 2) and the **approved material** (Line 5) as **listed in Bulletin # 15**.



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PARKING TABULATION

SINGLE FAMILY DETACHED DWELLINGS - 14 units
REQUIRED PARKING - 3 per unit
PROVIDED PARKING - 4 per unit
(2 in garage, 2 in drive)

DUPLEXES - 40 units
REQUIRED PARKING - 2 per unit
PROVIDED PARKING - 2 per unit
(1 in garage, 1 in drive)

MULTIPLE FAMILY (APARTMENTS) - 216 units
EAST OF MCNAIR DRIVE - 216 units
REQUIRED PARKING - 144 spaces
PROVIDED PARKING - 163 spaces
WEST OF MCNAIR DRIVE - 144 units
REQUIRED PARKING - 288 spaces (offsite/center)
PROVIDED PARKING - 354 spaces

MULTIPLE FAMILY DENSITY CALCULATIONS

LOT 55 AREA - 903,464 sq. ft. 20.741 acres
LOT 56 AREA - 341,278 sq. ft. 7.835 acres
TOTAL AREA FOR MULTIPLE FAMILY DWELLINGS - 1,244,742 sq. ft. 28.576 acres
MULTIPLE FAMILY DWELLINGS PROPOSED - 216 units
IN THE EVENT THAT ALLEN TOWNSHIP CHOOSES NOT TO ACCEPT LOT 56, ALONG WITH APPROPRIATE MAINTENANCE CONTRIBUTIONS, LOT 56 WILL BE OWNED AND MAINTAINED BY THE OWNER(S) OF LOTS 55 AND 56.
LOT 56 IS NOT A BUILDING LOT. IT IS A PRIVATE ROAD. NO RIGHTS ARE CONFERRED UPON ANYONE, INCLUDING THE OWNER OF LOTS 55 AND 56, BY THE INCLUSION OF LOT 56 ON THESE PLANS. ANY RIGHT FOR THE USE OF LOT 56 SHALL BE PROVIDED BY THE OWNER SEPARATE AND APART FROM THESE PLANS. LOT 56 SHALL BE DEDICATED TO ALLEN TOWNSHIP IN THE FUTURE FOR THE EXTENSION OF THE PUBLIC PORTION OF MCNAIR DRIVE. NO OFFER OF DEDICATION IS MADE AT THIS TIME.

SITE DATA

Map Map ... See Below
Deed Reference ... See Below
Total Area - 57,974 sq. ft.
Total Area to be Developed - 48,884 sq. ft.
Number of Building Lots - 55
Total Number of Lots - 59
Linear Feet of New Public Streets - 2709
Public Water (NBMA) and Public Sewer

ZONING DATA

	Singles	Duplexes	Multiple Family
Minimum Lot Area	12,000 sq. ft.	4,500 sq. ft.	2 Acres
Average Lot Area	N/A	6,000 sq. ft.	N/A
Maximum Density	6 Units/Ac	12 Units/Ac	N/A
Minimum Lot Width	90 ft	45 ft	200 ft
Maximum Lot Coverage	25%	35%	60%
Minimum Front Yard	25 ft	25 ft	50 ft
Minimum Side Yard	10 ft	10 ft	30 ft
Minimum Rear Yard	25 ft	25 ft	50 ft
Maximum Building Height	35 ft	35 ft	35 ft
Maximum Density	N/A	6 units/ac	12 units/ac
Minimum Lot Area/Unit	N/A	N/A	5,500 sq. ft.

RECORD OWNERS

PARCEL 1
Tax Map L4 Block 18 Lot 2
DBV F78 Page 000590
LEHIGH GRAINS, Inc.
University Farm, Inc.
David M. Jandi, President
3150 Coffeetown Road
Orefield, PA 18069

PARCEL 2
Tax Map L4 Block 18 Lot 4
DBV 2003-1 Page 111951
JAINDL LAND COMPANY
David M. Jandi, President
3150 Coffeetown Road
Orefield, PA 18069

TEMPORARY CUL-DE-SAC NOTE

At such time as Allen Township is offered the dedication of Lot 59 as a public road and indicates its willingness to accept such dedication, the Owners of Lots 55 and 56 shall remove the Temporary Cul-de-Sac and construct curb, sidewalk and pavement to make McNair Drive into a continuous public road. Upon recording of the Deed of Dedication for Lot 59, the Temporary Right-of-Way shall revert to the current Owners of Lots 13 and 55.

RELEASED FOR CONSTRUCTION

HANOVER ENGINEERING ASSOCIATES, INC.
BY *CP* DATE *7/2/05*

LEHIGH VALLEY PLANNING COMMISSION

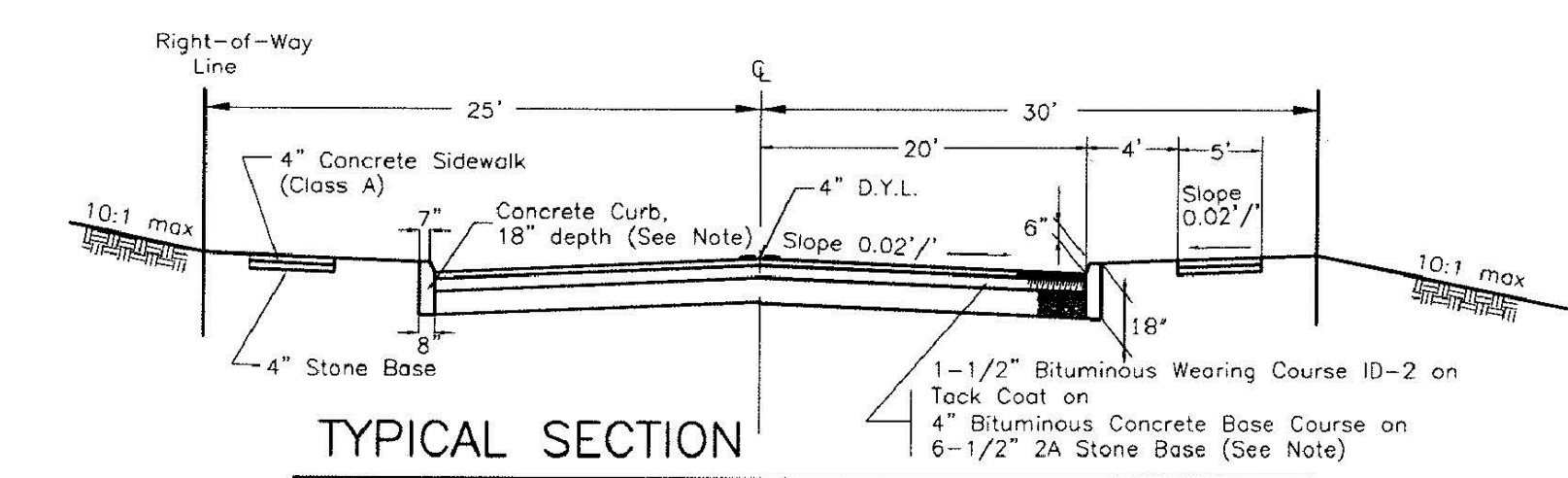
Reviewed this _____ day of _____
by the Lehigh Valley Planning Commission.

ENGINEER'S CERTIFICATION

I hereby certify that this plan and survey are correct in all details, and that monuments will be accurately placed as shown on the plan.

professional land surveyor

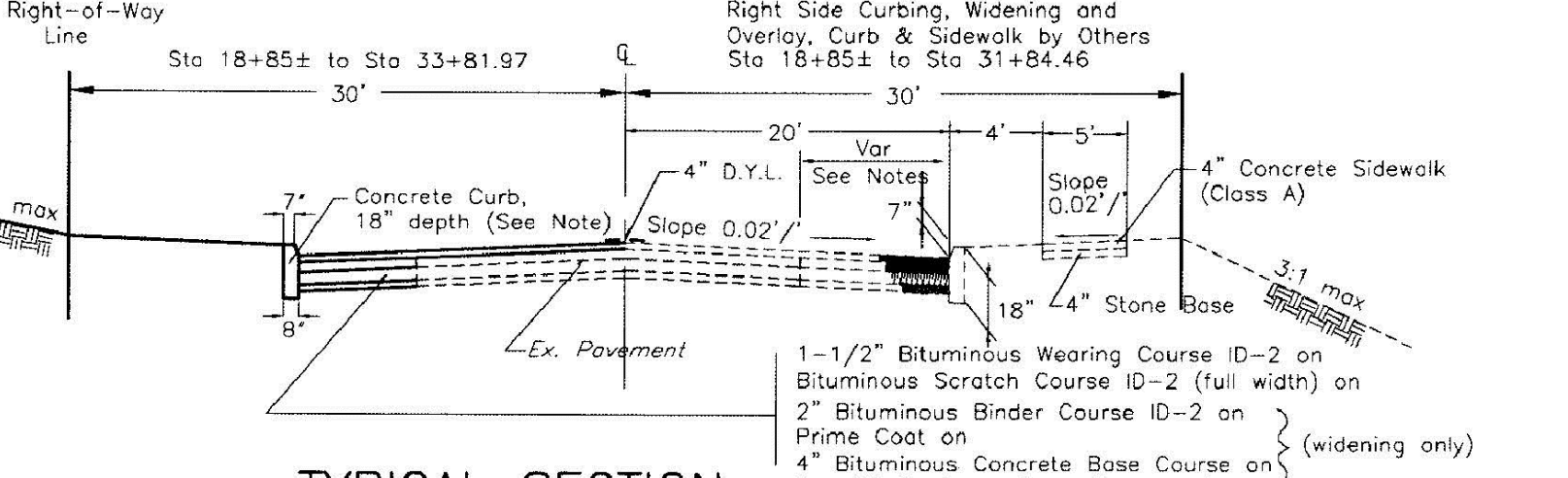
professional engineer



TYPICAL SECTION

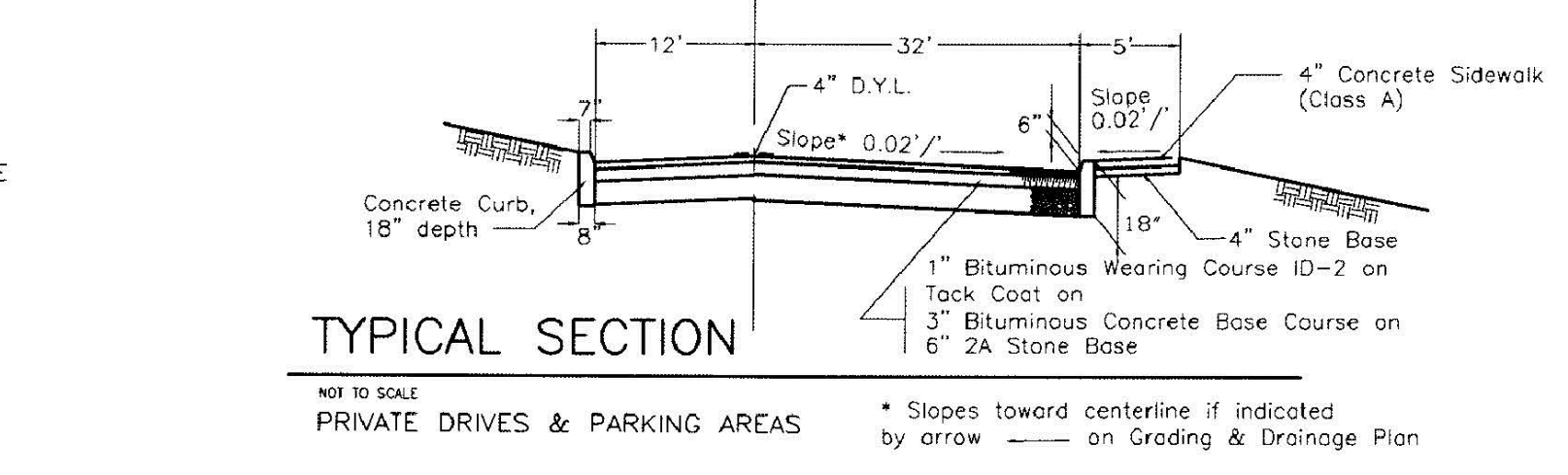
NOT TO SCALE
McNAIR DRIVE - Sta 0+00.00 to Sta 19+00.00
WALKER DRIVE - Sta 0+00.00 to Sta 9+15.22
GRAY DRIVE - Sta 0+00.00 to Sta 7+81.42

NOTE
Allen Township requires a 30 month Maintenance Period for the Curb and Pavement on Public Roads.



TYPICAL SECTION

NOT TO SCALE
WILLOWBROOK ROAD - Sta 18+51.61 to Sta 31+84.46



TYPICAL SECTION

NOT TO SCALE
PRIVATE DRIVES & PARKING AREAS

* Slopes toward centerline if indicated by arrow on Grading & Drainage Plan

STATEMENT OF INTENT

This project involves the subdivision of a portion of property described in Deed Book Volume F78 Page 000590 (Tax Map Parcel L4-15-9) and the property described in Deed Book Volume 2003-1 Page 111951 (Tax Map Parcel L4-18-4) into 59 lots. Lots 1 through 40 are proposed for the construction of Duplexes. Lots 41 through 54 are proposed for the construction of Single Family Detached Dwellings. Lots 55 and 56 are proposed for the construction of 18 buildings, each containing 12 Multiple Family Dwelling Units (apartments).
Lot 57 is a residue lot to be retained by the Developer, and is not proposed for development at this time.
Lot 58 contains stormwater management facilities, and is proposed to be offered to Allen Township for perpetual ownership and maintenance. In the event that Allen Township chooses not to accept Lot 58, along with appropriate maintenance contributions, Lot 58 will be owned and maintained by the owner(s) of Lots 55 and 56.
Lot 59 is not a building lot. It is a private road. No rights are conferred upon anyone, including the owner of Lots 55 and 56, by the inclusion of Lot 59 on these plans. Any right for the use of Lot 59 shall be provided by the Owner separate and apart from these plans. Lot 59 shall be dedicated to Allen Township in the future for the extension of the public portion of McNair Drive. No offer of dedication is made at this time.

LEGEND

- Concrete Monument to be Set
- 3/4" Iron Pin, 30" long, flush to the ground, to be Set
- Dimension from adjusted deed boundary
- Individual lot dimension
- Proposed Storm Sewer Easement w/Dimension
- Proposed Sanitary Sewer Easement to Marth Property
- Proposed Floodway Easement
- Proposed Stop Sign (R1-1)
- Proposed Lot Number
- Proposed Street Address Number
- Proposed Street Name Sign

PROOF OF RECORDING

Plan recorded in the Office of the Recorder of Deeds of Northampton County, PA in Map Book Volume _____ Page _____ on the _____ day of _____

ALLEN TOWNSHIP PLANNING COMMISSION APPROVAL

Approved by the Allen Township Planning Commission on this _____ day of _____

Reviewed by Engineer _____
township engineer
date _____

ALLEN TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved the Board of Supervisors of the Township of Allen, County of Northampton, Commonwealth of Pennsylvania, on the _____ day of _____

OWNER'S CERTIFICATION (Record Owner)

I, _____ have laid out upon my land situate in the Township of Allen, County of Northampton, Commonwealth of Pennsylvania certain lots and streets according to the accompanying plan which is intended to be dedicated to the public use of the township and all rights-of-way and easements as shown on this plan not previously dedicated, except for Lot 59 which shall remain a private road.

Witness my hand and seal this _____ day of _____

On the _____ day of _____ before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared _____, who acknowledged this plan to be the official plan of streets and property shown thereon, situated in the Township of Allen, County of Northampton, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

PRELIMINARY/FINAL SUBDIVISION PLAN

RECORD PLAN - SOUTH

WILLOW RIDGE

FOR

JAINDL LAND COMPANY

ALLER TOWNSHIP

NORTHAMPTON COUNTY, PENNSYLVANIA

JOB: CW02-190

SCALE: 1" = 50'

DRAWN: JCM

DATE: 02/23/04

LAYOUT: record

DWG: CW02-190.3.DWG

SHEET 2 OF 25

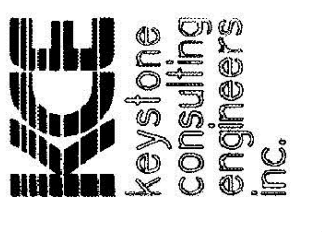
KEYSTONE CONSULTING ENGINEERS, Inc.

610-395-0971

610-865-4555

6235 HAMILTON BOULEVARD, WESCOVILLE, PA 18106

433 EAST BROAD STREET, BETHLEHEM, PA 18018



REVISIONS

DATE	BY	DESCRIPTION
05/03/04	JCM	10/13/04
10/13/04	JCM	12/21/04
12/21/04	JCM	01/26/05