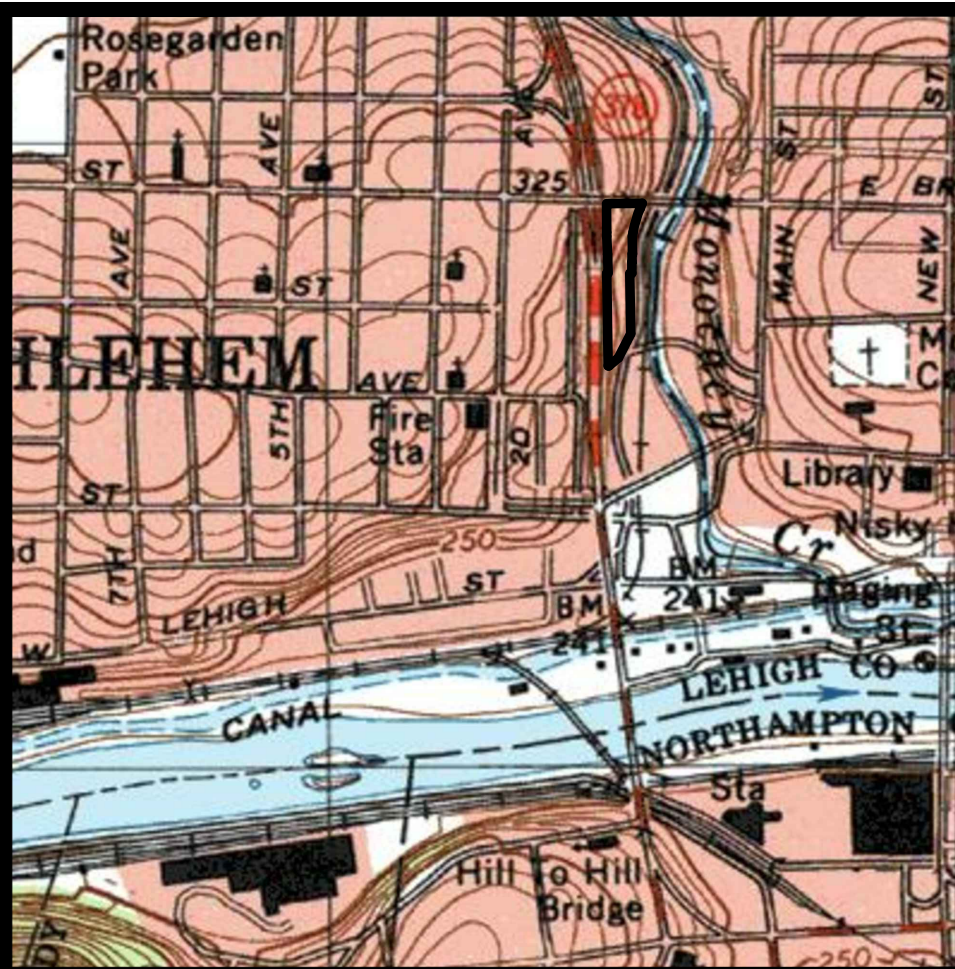


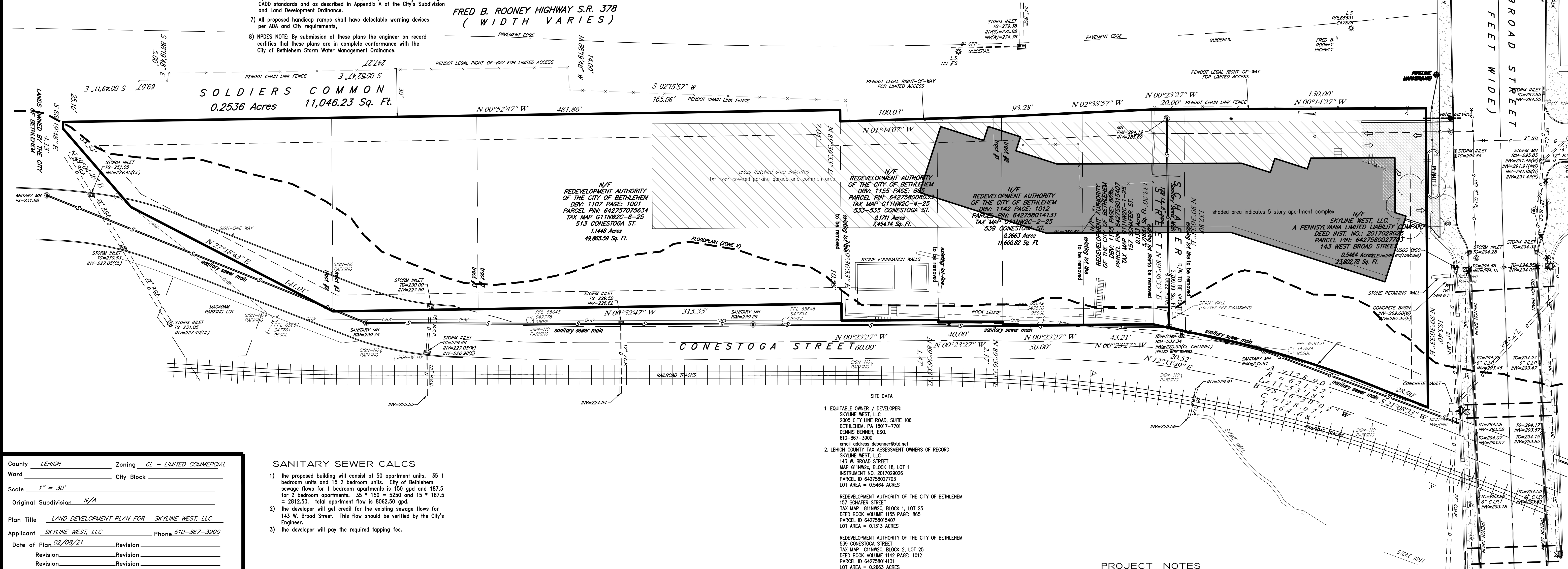


LOCATION MAP

SCALE 1" = 1,000'
BRODHEADSVILLE PA. QUADRANGLE

GENERAL NOTES

- The maintenance of the storm water facilities shall be the owner's responsibility. The owner's deed, and the deeds to any subsequent owner, shall note that the owner shall accept the maintenance responsibilities. The City of Bethlehem shall be permitted to inspect the storm water facilities on at least an annual schedule to ensure that any necessary corrective work is performed in a timely manner.
- All public inlets should have inlet markers. The design of the inlets shall be approved by the City Engineer.
- The drainage easement provides for the flow of stormwater across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easement areas without sufficient provision for the passage of stormwater, any such proposed provision shall be approved by the City Engineer.
- REVISION NOTE - In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate date in the revision block.
- ENGINEERING PERMITS NOTE - Prior to any work within the Right-of-way, permits must be obtained from the City Engineering Office.
- The drainage easement provides for the flow of stormwater across lots, and may not be altered without written permission of the City Engineer. No obstruction such as planting berms or fences may be installed in the drainage easement areas without sufficient provision for the passage of stormwater and any such proposed provision shall be approved in writing by the City Engineer.
- Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3102) and the digital file shall be in State Plane Coordinates as applicable. The hard copy of the record drawing shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
- All proposed handicap ramps shall have detectable warning devices per ADA and City requirements.
- NPDES NOTE: By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.



County LEHIGH Zoning CL - LIMITED COMMERCIAL
Ward _____ City Block _____
Scale 1" = 30'
Original Subdivision N/A
Plan Title LAND DEVELOPMENT PLAN FOR: SKYLINE WEST, LLC
Applicant SKYLINE WEST, LLC Phone 610-867-3900
Date of Plan 02/08/21 Revision _____
Revision _____ Revision _____

REVIEWED _____ BY THE LEHIGH VALLEY PLANNING COMMISSION.
APPROVED _____ BY THE CITY OF BETHLEHEM PLANNING COMMISSION.

DIRECTOR / SECRETARY CITY PLANNING COMMISSION BETHLEHEM, PENNSYLVANIA
CHAIRMAN CITY PLANNING COMMISSION BETHLEHEM, PENNSYLVANIA

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF NORTHAMPTON COUNTY, PA, IN MAP BOOK VOLUME _____
PAGE _____ ON THE DAY OF _____ 20
RECORDER OF DEEDS

SANITARY SEWER CALCCS

- the proposed building will consist of 50 apartment units. 35 1 bedroom units and 15 2 bedroom units. City of Bethlehem sewage flows for 1 bedroom apartments is 150 gpd and 187.5 for 2 bedroom apartments. 35 * 150 = 5250 and 15 * 187.5 = 2812.50, total apartment flow is 8062.50 gpd.
- the developer will get credit for the existing sewage flows for 143 W. Broad Street. This flow should be verified by the City's Engineer.
- the developer will pay the required tapping fee.

I, DENNIS E. BENNER OF SKYLINE WEST, LLC BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS OWNER DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF PROPERTY KNOWN AS 143 W. BROAD STREET THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LIENS

SKYLINE WEST, LLC
DENNIS E. BENNER, MANAGING PARTNER

Sworn and Subscribed before me this _____ day of _____, A.D. 20 ____.
Notary Public
My Commission Expires: _____

STATEMENT OF INTENT
The intent of the owner to consolidate the two adjoining parcels into one new building lot. The existing structures are planned to be removed and a new Land Development application will be submitted for the construction of a new structure on the consolidated lot.



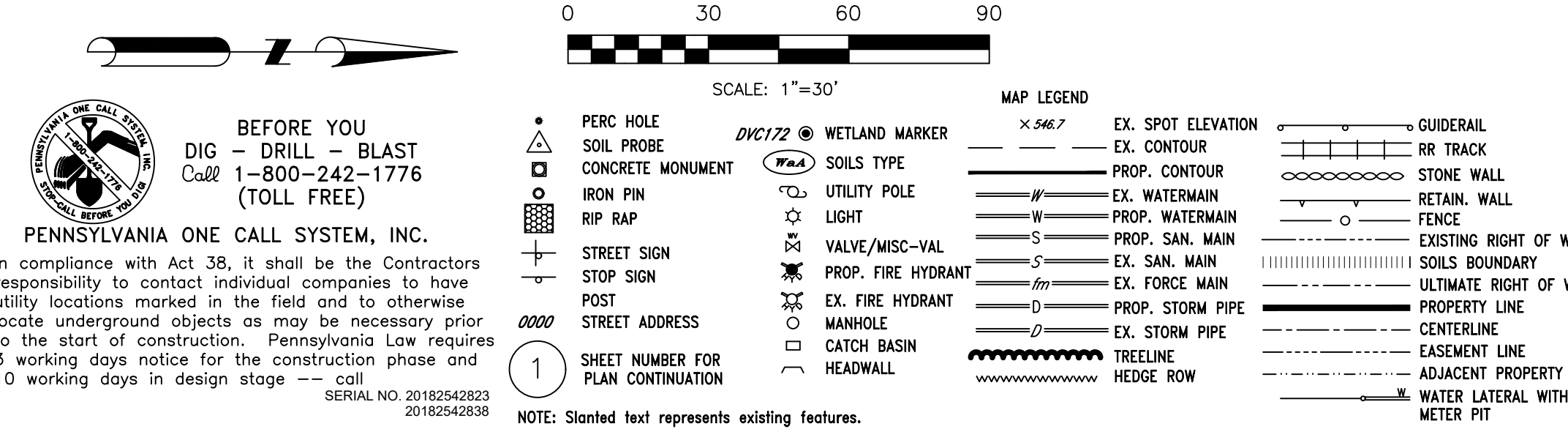
ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN HEREON.
ERIC S. SNYDER, P.E. 056671
863 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639
KRESGEVILLE, PA 18033
610-681-5233

- SITE DATA**
- EQUITABLE OWNER / DEVELOPER:
SKYLINE WEST, LLC
2005 CITY LINE ROAD, SUITE 106
BETHLEHEM, PA 18017-7701
DENNIS BENNER, ESQ.
610-867-3900
email address: debenner@tdnet.net
 - LEHIGH COUNTY TAX ASSESSMENT OWNERS OF RECORD:
SKYLINE WEST, LLC
143 W. BROAD STREET
MAP G11NWC2, BLOCK 18, LOT 1
INSTRUMENT NO. 2017028026
PARCEL ID 642758027703
LOT AREA = 0.5464 ACRES
REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
157 SCHAFER STREET
TAX MAP G11NWC2, BLOCK 1, LOT 25
DEED BOOK VOLUME 1155 PAGE: 865
PARCEL ID 642758015407
LOT AREA = 0.1313 ACRES
REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
539 CONESTOGA STREET
TAX MAP G11NWC2, BLOCK 2, LOT 25
DEED BOOK VOLUME 1142 PAGE: 1012
PARCEL ID 642758014131
LOT AREA = 0.2663 ACRES
REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
533-535 CONESTOGA STREET
TAX MAP G11NWC2, BLOCK 4, LOT 25
DEED BOOK VOLUME 1155 PAGE: 865
PARCEL ID 642758020033
LOT AREA = 0.1711 ACRES
REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
513 CONESTOGA STREET
TAX MAP G11NWC2, BLOCK 6, LOT 25
DEED BOOK VOLUME 1107 PAGE: 1001
PARCEL ID 6427576834
LOT AREA = 1.1448 ACRES
 - AREA (STREET) TO BE VACATED 0.0622 ACRES (SCHAFER STREET)
 - TOTAL NUMBER OF LOTS BEING DEVELOPED = 1 (CONSOLIDATED PARCELS ABOVE)
 - TOTAL AREA BEING DEVELOPED = 2.3221 ACRES
 - TOTAL NUMBER OF APARTMENTS PROPOSED = 50
 - DENSITY = 21.53 UNITS PER ACRE
 - PROPERTY IS ZONED AS: CL - LIMITED COMMERCIAL
MINIMUM TOTAL LOT SIZE 9,000 SQ. FT., 2,500 SQ. FT. PER UNIT
101,151.99 SQ. FT. (21,023 SQ. FT. PER UNIT PROPOSED)
MINIMUM LOT WIDTH 90' (185.40' PROPOSED)
MINIMUM FRONT YARD SETBACK 15' (0' PROPOSED)
MINIMUM SIDE YARD SETBACK 50' (building exceeding 4 stories)
MINIMUM REAR YARD SETBACK 60' 5' STORIES (85' 6' STORIES PROPOSED)
MAXIMUM BUILDING HEIGHT 30X (30X PROPOSED)
MAXIMUM BUILDING COVERAGE
 - THE PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER.

PROJECT NOTES

- All contours and elevations shown are taken from a field survey performed in September 2018 by Keystone Consulting Engineers, Inc.
- A site meeting with the contractor is required prior to any construction with the traffic, parks, planning, and engineering bureaus to discuss how construction will take place.
- The dumpster/recycling/loading area shall be internal to the proposed building.
- A Knox box must be installed with the proposed building for the City of Bethlehem Fire Department.
- Temporary easements may be required during construction for any work taking place on city owned parcels.



KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESGEVILLE, PA 18033 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem; West Office: Allentown
www.kceinc.com

LAND DEVELOPMENT PLAN FOR:
SKYLINE WEST, LLC
143 WEST BROAD STREET
CITY OF BETHLEHEM
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	
BY	DATE
KCE	
DBH	

DESIGNED BY: KCE
DRAWN BY: DBH
CHECKED BY: DBH
DATE: 02/05/21
SCALE: 1"=30'
JOB NUMBER: CN-17-022
SHEET: 1 OF 1