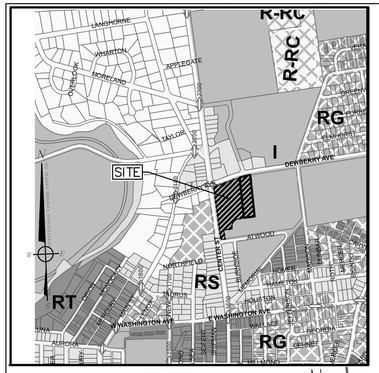

LOCATION MAP

SCALE: 1" = 1000'

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
8–1–1

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

POST CONSTRUCTION STORMWATER BMPS MAINTENANCE AND OPERATION RESPONSIBILITIES

THE OWNERS OF BETHLEHEM HOSPITAL, BETHLEHEM MANOR VILLAGE, LLC., SHALL MAINTAIN AND OPERATE THE POST CONSTRUCTION STORMWATER BMPS INCLUDING THE INFILTRATION BED, SNOUTS, AND LANDSCAPING AREAS, IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN IN THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS. 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 TO BE PERFORMED IN A TIMELY MANOR.

PROPERTY BOUNDARY LINES NOTE:

THE PROPERTY BOUNDARY LINES, STREETS RIGHT–OF–WAY, AND EXISTING EASEMENTS, AS SHOWN HEREON IS BASED ON MAJOR SUBDIVISION PLAN FOR MEMORIAL CEMETERY OF BETHLEHEM, BY GREGORY C. NOLL, P.L.S., KEYSTONE CONSULTING ENGINEERS INC., DATED 11/20/07 AND RECORDED ON COUNTY OF NORTHAMPTON, BOOK 2007–5, PAGE 580.

PARKING CALCULATIONS

REQUIRED:

PERSONAL CARE CENTERS:
NUMBER OF BED: 175
ONE PARKING SPACE FOR EVERY SIX BEDS
175 BED /6 = 29.17 SPACES
PLUS
1 SPACE PER 2 EMPLOYEES BASED ON THE GREATEST NUMBER OF EMPLOYEES DURING ANY ONE SHIFT.
66 EMPLOYEES = 33 SPACE

TOTAL REQUIRED = 63 SPACES

PROVIDED:

8.5X 16' COMPACT SPACES:	10
HANDICAP SPACES:	8
VAN ACCESSIBLE HANDICAP SPACE	4
9'x18' STANDARD:	207
TOTAL SPACES PROVIDED:	228

DESIGN SERIAL #20131981512

CALL MADE 7–17–13
(DESIGN STAGE)
ACT 287 LIST OF UTILITIES

MCI
2400 N. GLENVILLE
RICHARDSON, TX. 75082
CONTACT: DEAN BOYERS

PPL ELECTRIC UTILITIES CORP.
827 HAUSMAN ROAD
ALLENTOWN, PA. 181049392
CONTACT: ROBIN PAYNE BUCHERT

BETHLEHEM CITY DEPT. OF WTR&SWR RESOURCES
10 EAST CHURCH STREET
BETHLEHEM, PA. 18018
CONTACT: WATER AND SEWER RESOURCES

R C N TELECOM SERVICES INC.
1525 VALLEY CENTER PARKWAY
BETHLEHEM, PA. 18017
CONTACT: BOB ROE

U G I UTILITIES, INC. LEHIGH
2121 CITY LINE ROAD
BETHLEHEM, PA. 180172187
CONTACT: LINDA SOFRANEK

VERIZON PENNSYLVANIA, INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
CONTACT: ERNESTINE DRAPER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BETHLEHEM'S LATEST CONSTRUCTION STANDARDS.
2. PRIOR TO ANY WORK WITHIN THE RIGHT–OF–WAY, PERMITS MUST BE OBTAINED FROM THE CITY ENGINEERING OFFICE.
3. THE CITY OF BETHLEHEM MUST BE CALLED AT LEAST 3 DAYS IN ADVANCE FOR CONNECTION TO THE EXISTING STORM SEWER. FURTHER, THE CITY WILL INSPECT THE STORM SEWER AT THE END OF CONSTRUCTION FOR DAMAGE AND DEBRIS. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED AT THE DEVELOPER'S EXPENSE AS WELL AS THE REMOVAL OF ANY DEBRIS WHICH HAS ACCUMULATED. IT IS RECOMMENDED THAT THE DEVELOPER INSPECT THE STORM SEWER PRIOR TO CONSTRUCTION AND INFORM THE CITY OF ANY EXISTING DAMAGE.
4. SIGNS FOR RESERVED PARKING HANDICAPPED AND PARKING PENALTY SIGNS SHALL BE INSTALLED ON THE SAME POLE.
5. 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 3702 AND THE DIGITAL FILE SHALL BE IN STATE PLANE FEET COORDINATES AS APPLICABLE. THE HARD COPY OF THE RECORD DRAWINGS 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.
6. DRAINAGE EASEMENTS PROVIDE FOR THE FLOW OF STORMWATER ACROSS LOTS AND MAY NOT BE ALTERED WITHOUT WRITTEN PERMISSION OF THE CITY ENGINEER. NO OBSTRUCTIONS SUCH AS PLANTING BERMS OR FENCES MAY BE INSTALLED IN DRAINAGE EASEMENTS WITHOUT MAKING SUFFICIENT PROVISIONS FOR THE PASSAGE OF STORMWATER. ANY SUCH PROPOSED PROVISIONS SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER.
7. EXISTING NATURAL SLOPES ACROSS THE PROJECT SITE RANGE FROM 2 TO 12 PERCENT. THE MAN–MADE EMBANKMENT ALONG DEWBERRY AVENUE IS THE ONLY PORTION OF THE SITE WHERE SLOPES EXCEED 15 PERCENT, PER SECTION 1318.29.b.3. OF THE CITY OF BETHLEHEM ZONING ORDINANCE, MAN–MADE SLOPES DO NOT APPLY IN THE DETERMINATION OF APPLICABLE DEVELOPMENT STANDARDS WITH RESPECT TO STEEP SLOPES.
8. CLEAR SIGHT TRIANGLES, AS DELINEATED HEREIN, SHALL BE MAINTAINED BY THE PROPERTY OWNER FREE OF ALL VEGETATION AND OTHER VISUAL OBSTRUCTIONS GREATER THAN TWO AND ONE–HALF FEET IN HEIGHT AS MEASURED ABOVE THE ROAD GRADE. ANY EXISTING TREES OR OBSTRUCTIONS WITHIN PROPOSED CLEAR SIGHT TRIANGLES SHALL BE REMOVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY CITY OF BETHLEHEM.
9. CONTRACTOR SHALL VERIFY ANY AND ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH PA ACT 187 PRIOR TO ANY EXCAVATION.
10. THE CURB RAMP DESIGNS SHALL BE IN ACCORDANCE WITH PENN DOT RC–67M, LATEST REVISION THEREOF AND INCLUDE BRICK RED COLOR DETECTABLE WARNING SURFACE (DWS)

STATEMENT OF INTENT

THE APPLICANT INTENTS TO COMBINE LOTS 1 & 2 AND CONSTRUCT PERSONAL CARE FACILITY CONTAINING 125 UNITS.

SITE DATA

OWNERS/DEVELOPERS:	BETHLEHEM MANOR VILLAGE, LLC & DEWBERRY CENTER LLC 1177 6th STREET WHITEHALL, PA 18052 610–403–3400 abe7777@icloud.com
APPLICANT:	BETHLEHEM MANOR VILLAGE, LLC 1177 6th STREET WHITEHALL, PA 18052 610–403–3400 abe7777@icloud.com
PROPERTY ADDRESS:	1838 CENTER STREET
PARID:	N6 13 1A 0204 (LOT 1) & N6 13 1B 0204 (LOT 2)
CITY WARD AND BLOCK:	WARD 14, BLOCK 109
DOC. ID:	D.B.V. 2007–1, PG. 461323 & D.B.V.2007–1, PG. 272159
PROPOSED LOT AREA:	7.0001 ACRES (304,922.24 SF)
WATER:	PUBLIC
SANITARY:	PUBLIC
ZONING DISTRICT:	I – INSTITUTIONAL

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	2.00 ACRES	7.00 ACRES
MINIMUM LOT WIDTH:	20 FT.	20 FT.
MAXIMUM BUILDING COVERAGE:	65%	27.94% 85,205 SF
MAXIMUM BUILDING HEIGHT:	80 FT.	55 FT.
(R.O.W. OF ADJ. ST.) IMPERVIOUS COVERAGE:	80%	61.04% 186,127 S.F.
BUILDING SETBACKS:		
FRONT:	20 FT.	20 FT.
REAR:	20 FT.	20 FT.
SIDE:	(ONE) 20 FT.	(ONE) 20 FT.
MAXIMUM PERMITTED DENSITY:	5 BEDS/AC	5 BEDS /AC (175 BEDS TOTAL)

TRAFFIC SIGNAGE SCHEDULE

PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
A	R1–1	30x30	4	STOP
B	R7–8	12x18	4	RESERVED PARKING
	R7–8F	12x18	4	RESERVED PARKING PENALTIES
C	R7–8B	12x6	4	VAN ACCESSIBLE
D	R7–7A	12x18	3	NO PARKING W/ARROW
E	W12–3	24x12	2	OVERHEAD CLEARANCE 9'–6"
F	R3–2	24x24	4	NO LEFT TURN
G	R5–4	24x30	2	EMERGENCY AND AUTHORIZED VEHICLES ONLY
H	R5–1	30x30	5	DO NOT ENTER
I	OM1–3	18x18	2	OBJECT MARKER (YELLOW)
J	R4–7	24x30	1	KEEP RIGHT
K	R7–302	12x18	9	NO PARKING SYMBOL / ARROW
L	R3–7R	36x36	1	RIGHT LANE MUST TURN RIGHT
M	N/A	12x20	1	LANTA BUS STOP

NOTE: ALL HANDICAPPED SPACES SHALL BE IDENTIFIED WITH A R7–8 "RESERVED PARKING" SIGN (12"x18") AND THE R7–8F "RESERVED PARKING PENALTIES" SIGN (12"x18") ON THE SAME CHANNEL.

LEGEND

- LEGAL R/W LINE
- PROPERTY LINE
- UTILITY POLE
- EX. EDGE OF PAVE
- EX. PROPERTY MONUMENTATION
- PROPOSED PROPERTY MONUMENTATION
- EX. CONCRETE CURB
- PROPOSED CONCRETE CURB
- EX. SIGN
- PROPOSED SIGN
- EX. BUILDING
- PROPOSED BUILDING

ISSUE & REVISIONS

PENN TECHNOLOGY CONSULTING, LLC
LAND DEVELOPMENT /SITE/CIVIL ENGINEERING
P.O. BOX 66, FOGELSVILLE, PA 18051
PHONE: 610–730–9809
E–MAIL: SUEKANDIL3@GMAIL.COM
WEBSITE: HTTP://PENNTC.COM

PENNSYLVANIA
VENTURE CAPITAL INC.
823 3rd Street, Whitehall, PA. 18052
Phone: (610) 403–6666 Fax. No.: (610) 443–0627

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TITLE:
BETH MANOR II PERSONAL CARE

SITE PLAN
1838 CENTER STREET
BETHLEHEM, PA 18017
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PA

DRAWING NO. S-1 BY: SK

SHEET:	1 OF 1
DATE:	9/3/20
SCALE:	1" = 40'