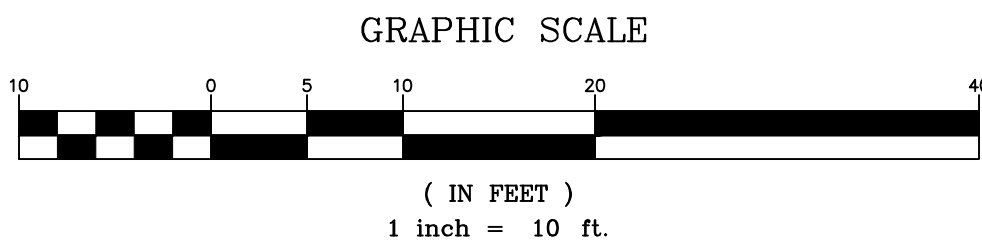
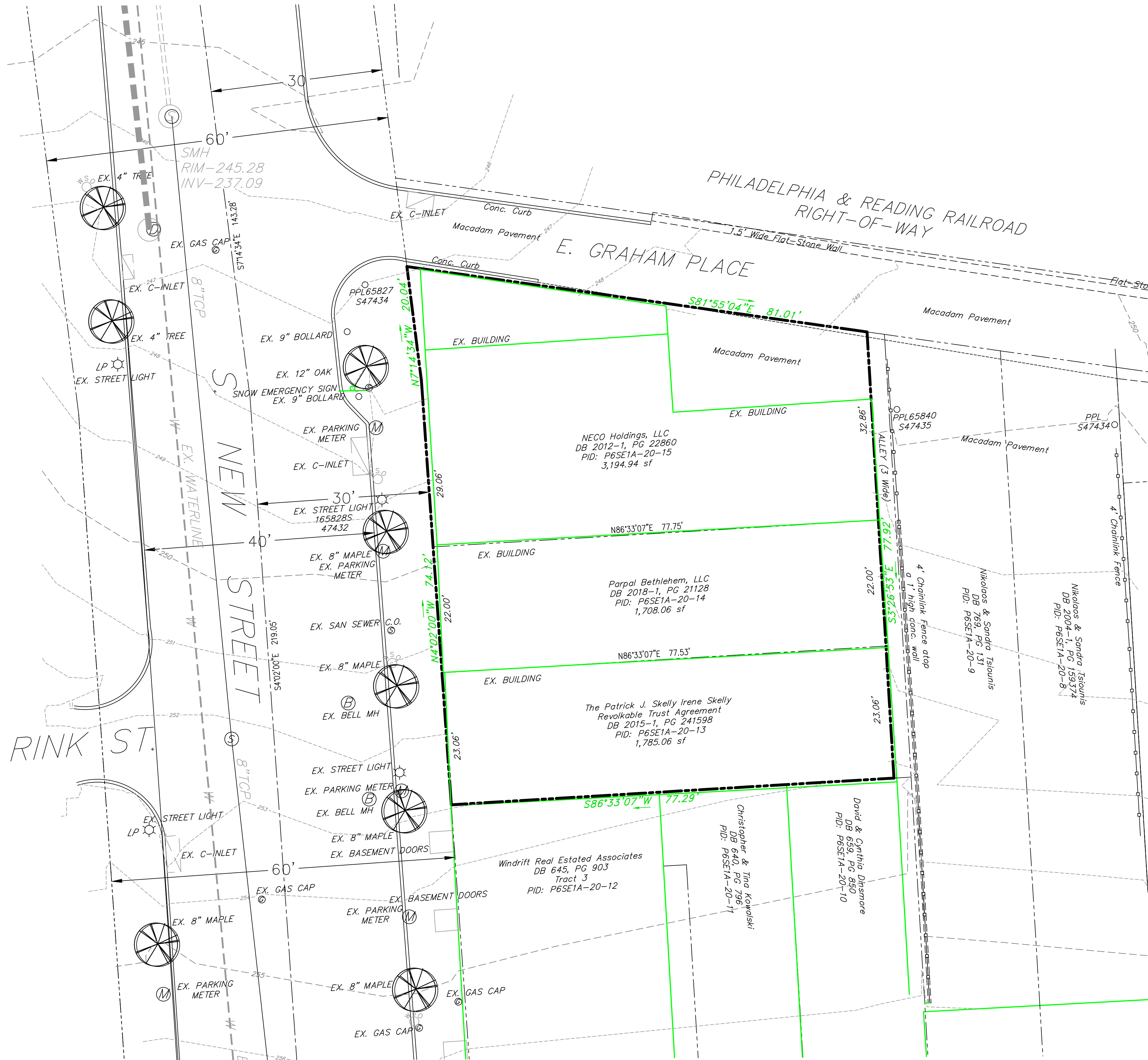
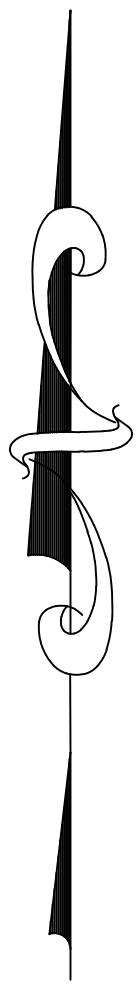


Location Map 1" = 1000'



SURVEY NOTES

- Boundary survey infield was performed using GPS Datum. Vertical datum (North American Vertical Datum of 1988--NAVD 88) and the Horizontal datum (The United States National Space Reference System NAD 83).
- The right-of-way line of S. New Street was determined from the calculated centerline by the curb points in the field.

- SITE DATA**
- OWNER INFORMATION:
THE PATRICK J. SKELLY & IRENE SKELLY REVOCABLE TRUST AGREEMENT
PARPAL BETHLEHEM, LLC
NECO HOLDINGS, LLC
 - PROPERTY INFORMATION:
SOUTH NEW STREET AND EAST GRAHAM PLACE, BETHLEHEM, PA 18015
LOT AREA = 19,259.32 S.F.
PARCEL ID: P6SE1A-20-13 D.B.V. 2015-1, PG. 241598
PARCEL ID: P6SE1A-20-14 D.B.V. 2018-1, PG. 21128
PARCEL ID: P6SE1A-20-15 D.B.V. 2012-1, PG. 22860
 - THE EXISTING LOTS UTILIZE PUBLIC WATER AND PUBLIC SEWER.

- ZONING DATA**
- CITY OF BETHLEHEM, NORTHAMPTON COUNTY INFORMATION
ZONING DISTRICT: CB - CENTRAL BUSINESS DISTRICT
- 1) LOT REQUIREMENTS: REQUIRED PROVIDED
- MINIMUM LOT AREA: 0 S.F.
MINIMUM LOT WIDTH: 0 S.F.
- 2) MINIMUM YARD REQUIREMENTS:
- | | |
|-------------|----------|
| FRONT YARD: | REQUIRED |
| SIDE YARD: | 0' |
| REAR YARD: | 0' |

- PROJECT NOTES**
- TEXT IN A SLANTED FONT REPRESENTS EXISTING FEATURES.
 - TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND ACTUAL FIELD MEASUREMENTS PERFORMED IN 2020 BY LEIGH ENGINEERING ASSOCIATES, INC.
 - ALL CONTOURS AND ELEVATIONS SHOWN ARE TAKEN FROM A FIELD SURVEY PERFORMED IN 2020 BY LEIGH ENGINEERING ASSOCIATES, INC.
 - ALL IRON PINS MUST BE SET FOR PROPERTY MONUMENTATION.
 - THE FINAL STREETScape DESIGN OF NEW STREET SHALL BE COORDINATED WITH THE CITY OF BETHLEHEM.
 - THE DEVELOPER SHALL WORK WITH THE PLANNING AND PARKS BUREAUS TO PREPARE A DESIGN AND IMPLEMENT A LANDSCAPING PLAN FOR THE ADJUTING GREENWAY.
 - THE GREENWAY LANDSCAPE DESIGN AND THE PRIVATE PROPERTY LANDSCAPING SHALL BE COORDINATED.
 - 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.
 - 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.
 - PARKING FOR THIS BUILDING WILL BE LEASED FROM THE PARKING GARAGE DIRECTLY ACROSS NEW STREET.



BEFORE YOU
DIG - DRILL - BLAST
Call 1-800-242-1776
(TOLL FREE)

PENNSYLVANIA ONE CALL SYSTEM, INC.

In compliance with Act 38, it shall be the Contractors responsibility to contact individual companies to have utility locations marked in the field and to otherwise locate underground objects as may be necessary prior to the start of construction. Pennsylvania Law requires 3 working days notice for the construction phase and 10 working days in design stage

UTILITIES LIST

UTILITY	CONTACT PERSON	ADDRESS	PHONE NO.
City of Bethlehem, Utilities	Water Control	10 East Church Street Bethlehem PA 18018	(610) 865-7077
PPL Electric Utilities	Liz Mease	827 Hausman Road Allentown PA 18104	(484) 634-3268
R C N	Bob Roe	2124 Avenue C Bethlehem PA 18017	(610) 443-2956
Service Electric Cablevision, Inc.	Fran Swirble	2260 Avenue A, LVP # 1 Bethlehem PA 18017	(610) 868-0902
U G I Corporation	Taylor Bet	2121 City Line Road Bethlehem PA 18001	(610) 866-0951
Verizon Communications	Mike Ciamaco	1800 E. Race Street Catasauqua PA 18032	(610) 264-2039
ZAYO Bandwidth	Joe Nuzzo	400 Centennial Parkway Suite 200 Louisville CO 80027	(610) 628-9365

MAP LEGEND

- | | | | | | |
|---|--------------------|-----|------------------------|-----|------------------------|
| ○ | I. PIN / PIPE FND. | --- | EXISTING PROPERTY LINE | --- | EXISTING FENCE LINE |
| ○ | I. PIN TO BE SET | --- | EXISTING RIGHT-OF-WAY | --- | TWP. CLEAR SIGHT TRI. |
| ○ | CON MON TO BE SET | --- | PROPOSED LOT LINE | --- | PADOT SIGHT DIST. |
| ○ | DEC./CON. TREE | --- | FUTURE RIGHT-OF-WAY | --- | SANITARY LATERAL |
| ○ | SANITARY MANHOLE | --- | EXISTING EASEMENT LINE | --- | SANITARY SEWER MAIN |
| ○ | WATER VALVE | --- | ROADWAY CENTERLINE | --- | EXISTING WATER LATERAL |
| ○ | FIRE HYDRANT | --- | BUILDING SETBACK LINE | --- | EXISTING WATER MAIN |
| ○ | WATER SHUTOFF | --- | EDGE OF ROADWAY | --- | EXISTING SHRUB ROW |
| ○ | | --- | ADJACENT PROP. LINE | --- | |

Benchmark USGS Allentown East Quardangle
NAVD 88

PENNSYLVANIA OPEN RECORDS LAW
ALL PLANS AND DOCUMENTS FILED WITH A MUNICIPALITY, AND WHICH BECOME PUBLIC RECORD, MAY BE REPRODUCED FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE ALTERED WITHOUT THE WRITTEN CONSENT OF LEIGH ENGINEERING ASSOCIATES, INC.

PLAN SHEET INDEX

PLAN TITLE	SHEET NUMBER
Record Plan	1 OF 5
Existing Features Plan	2 OF 5
Grading & Utility Plan	3 OF 5
Landscaping Plan	4 OF 5
Detail Plan	5 OF 5

REVISION	DATE	AGENCY

LEIGH ENGINEERING ASSOCIATES, INC.
499 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5799

LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

PRELIMINARY/FINAL EXISTING FEATURES PLAN FOR:
**South New Street
Apartments**

DATE: 12/16/20
SCALE: 1" = 10'
DRAWN BY: BG
JOB: 6533

SHEET
2 of 5



PENNSYLVANIA ONE CALL SYSTEM, INC.
In compliance with Act 38, it shall be the Contractors responsibility to contact individual companies to have utility locations marked in the field and to otherwise locate underground objects as may be necessary prior to the start of construction. Pennsylvania Law requires 3 working days notice for the construction phase and 10 working days in design stage

BEFORE YOU
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Call 1-800-242-1776
(TOLL FREE)

UTILITIES LIST

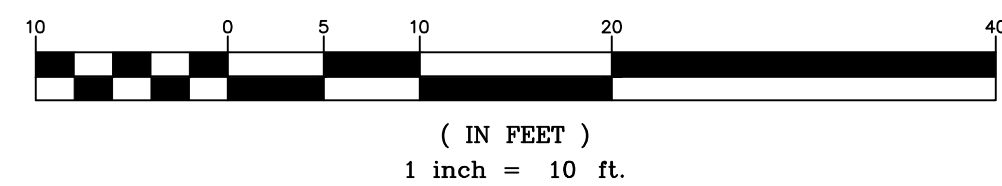
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PPL Electric Utilities	Liz Mease	827 Hausman Road Allentown PA 18104	(484) 634-3268
R C N	Bob Roe	2124 Avenue C Bethlehem PA 18017	(610) 443-2956
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U G I Corporation	Taylor Bet	2121 City Line Road Bethlehem PA 18001	(610) 866-0951
Verizon Communications	Mike Clamaco	1800 E. Race Street Catasauqua PA 18032	(610) 264-2039
ZAYO Bandwidth	Joe Nuzzo	400 Centennial Parkway Suite 200 Louisville CO 80027	(610) 628-9365

MAP LEGEND

1. PIN / PIPE FND.	EXISTING PROPERTY LINE	EXISTING FENCE LINE
1. PIN TO BE SET	EXISTING RIGHT-OF-WAY	TWP. CLEAR SIGHT TRI.
CON MON TO BE SET	PROPOSED LOT LINE	PADOT SIGHT DIST.
DEC./CON. TREE	FUTURE RIGHT-OF-WAY	SANITARY LATERAL
SANITARY MANHOLE	EXISTING EASEMENT LINE	SANITARY SEWER MAIN
WATER VALVE	ROADWAY CENTERLINE	EXISTING WATER LATERAL
FIRE HYDRANT	BUILDING SETBACK LINE	EXISTING WATER MAIN
WATER SHUTOFF	EDGE OF ROADWAY	EXISTING SHRUB ROW
	ADJACENT PROP. LINE	

Benchmark USGS Allentown East Quardangle
NAVD 88

GRAPHIC SCALE



PENNSYLVANIA OPEN RECORDS LAW
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PLAN SHEET INDEX

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Record Plan	1 OF 5
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Detail Plan	5 OF 5

PRELIMINARY/FINAL UTILITY PLAN FOR:

South New Street
Apartments

DATE: 12/16/20

SCALE: 1" = 10'

DRAWN BY: BG

JOB: 6533

SHEET

3 of 5

UTILITY NOTES

- EXISTING SANITARY LATERALS FOR THE BUILDINGS THAT ARE TO BE REMOVED SHALL BE CUT AND CAPPED.
- EXISTING WATER SERVICE LINES SHALL BE DISCONNECTED AT THE 6" WATER MAIN.
- STREET LIGHTS SHALL MAINTAIN A MINIMUM SEPARATION OF 10' FROM STREET TREES.

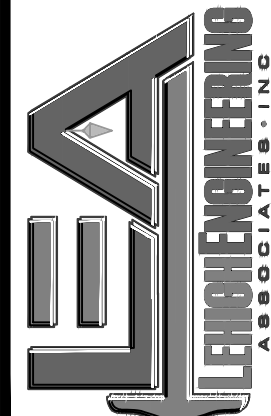
FIRE PROTECTION NOTES

- A KNOX BOX SHALL BE INSTALLED FOR CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS.
- THE FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ALONG 3RD ST. AS SHOWN ON THE PLANS. THE CONNECTION SHALL HAVE CITY OF BETHLEHEM THREADS.
- THE PROPOSED BUILDING SHALL MEET THE ORDINANCE REQUIREMENTS OF SECTION 1701.02 - ADDITIONS AND MODIFICATIONS AS FOLLOWS:
 - IBC 903.4.2 ALARMS: APPROVED AUDIBLE DEVICES SHALL BE CONNECTED TO EVERY AUTOMATIC SPRINKLER SYSTEM. SUCH SPRINKLER WATER FLOW ALARM DEVICES SHALL BE ACTIVATED BY WATER FLOW EQUIVALENT TO THE FLOW OF A SINGLE SPRINKLER OF THE SMALLEST ORIFICE SIZE INSTALLED IN THE SYSTEM. ALARM DEVICES SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. WHERE A FIRE ALARM SYSTEM IS INSTALLED, ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM SHALL ACTUATE THE BUILDING FIRE ALARM SYSTEM. IN AUTOMATIC SPRINKLER SYSTEMS WHERE MULTIPLE SPRINKLER RISERS ARE REQUIRED, AND THE RISERS ARE LOCATED IN SEPARATE AREAS WITHIN THE BUILDING, AN OUTSIDE VISIBLE ALARM NOTIFICATION APPLIANCE SHALL BE REQUIRED FOR EACH RISER. SUCH APPLIANCE SHALL BE A WHITE STROBE (MINIMUM 95 CANDELA STROBE RATING) PLACED IN AN APPROVED LOCATION ON THE EXTERIOR WALL AS CLOSE AS PRACTICABLE TO EACH SPRINKLER RISER. THE STROBE WILL ACTIVATE WHEN THE WATER FLOW ALARM FOR ITS RESPECTIVE RISER IS ACTIVATED. (ORD. 2014-21 - PASSED 8/5/14).

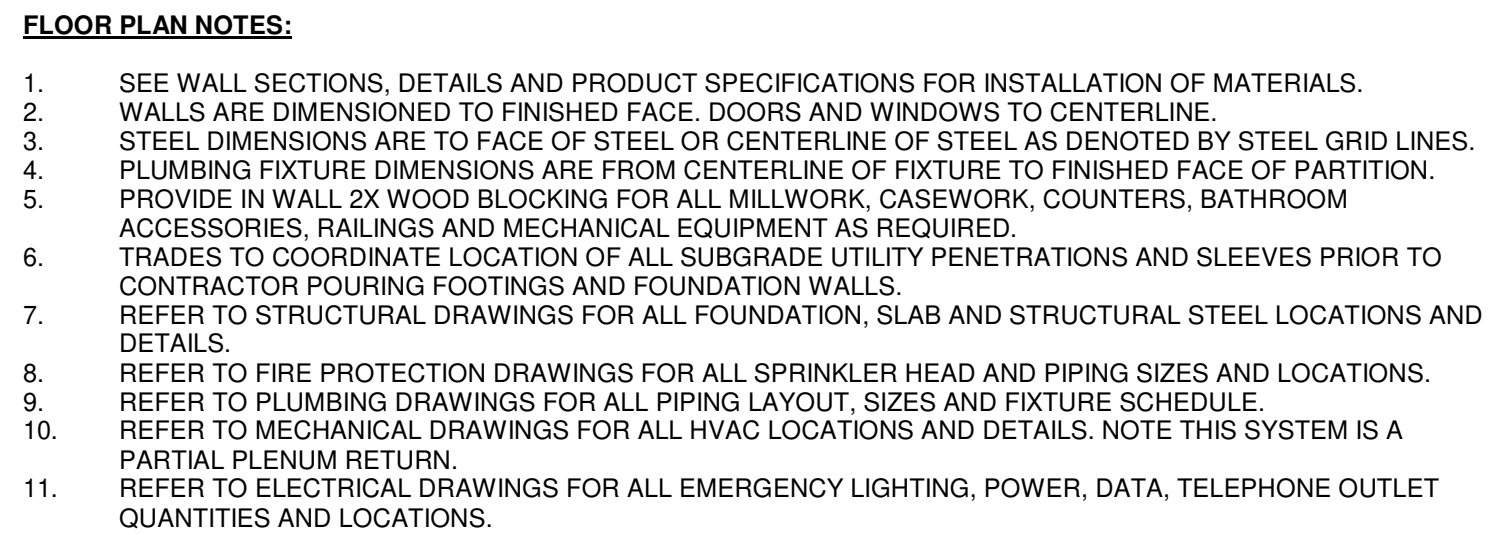
OUTSIDE AGENCY REVISION BLOCK		
REVISION	CORRESPONDENCE	AGENCY
DATE	DATE	

MUNICIPAL REVISION BLOCK		
REVISION DATE	CORRESPONDENCE AGENCY	
	DATE	

LEHIGH ENGINEERING
ASSOCIATES, INC.
459 RIVERVIEW DRIVE, P.O. BOX 68
WALNUTPORT, PA 18088
610 767 8545 FAX 610 767 5798



LOCATED IN:
CITY OF BETHLEHEM
COUNTY OF NORTHAMPTON
COMMONWEALTH OF
PENNSYLVANIA



317-327 S. NEW STREET
BETHLEHEM, PA

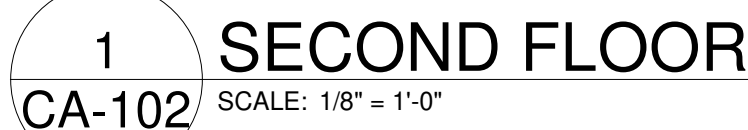
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Tel: 570 207 0195 email: info@ballinagroup.com www.ballinagroup.com

HCCA-100



1. SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
5. PROVIDE IN WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT AS REQUIRED.
6. THE COORDINATION LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
7. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
8. REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEAD AND PIPING SIZES AND LOCATIONS.
9. REFER TO PLUMBING DRAWINGS FOR ALL PIPING LAYOUT, SIZES AND FIXTURE SCHEDULE.
10. REFER TO MECHANICAL DRAWINGS FOR ALL HVAC LOCATIONS AND DETAILS. NOTE THIS SYSTEM IS A PACKAGED SYSTEM.
11. REFER TO ELECTRICAL DRAWINGS FOR ALL EMERGENCY LIGHTING, POWER, DATA, TELEPHONE OUTLET QUANTITIES AND LOCATIONS.

HCCA-101



1. SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
5. PROVIDE IN WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM PARTITIONS, ETC.
6. TRADING MECHANICAL EQUIPMENT AS REQUIRED.
7. REFER TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
9. REFER TO FIRE PROTECTION DRAWINGS FOR ALL SPRINKLER HEAD AND PIPING SIZES AND LOCATIONS.
10. REFER TO PLUMBING DRAWINGS FOR ALL PIPING LAYOUT, SIZES AND FIXTURE SCHEDULE.
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HCCA-102



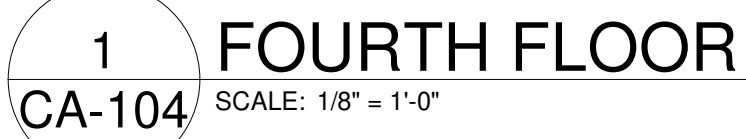
1. SEE WALL SECTION DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
5. PROVIDE IN WALL 2X4 WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, RAILINGS AND MECHANICAL EQUIPMENT AS REQUIRED.
6. TRIM TO 6' COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
7. REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, SLAB AND STRUCTURAL STEEL LOCATIONS AND DETAILS.
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317-327 S. NEW STREET
BETHLEHEM, PA

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Tel: 570 207 0195 email: info@ballinagroup.com www.ballinagroup.com

THIRD FLOOR PLAN

HCCA-103



1. SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS ARE DIMENSIONED TO FINISHED FACE. DOORS AND WINDOWS TO CENTERLINE.
3. STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
4. PLUMBING FIXTURE DIMENSIONS ARE FROM CENTERLINE OF FIXTURE TO FINISHED FACE OF PARTITION.
5. REFER TO WALL WALLS LOOKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM ACCESSORIES, RAILING AND MECHANICAL EQUIPMENT AS REQUIRED.
6. TRADES TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
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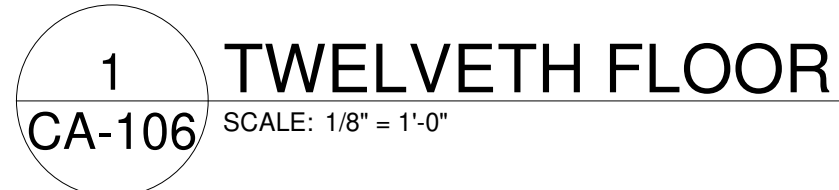
HCCA-104



1. SEE WALL SECTIONS, DETAILS AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
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3. STEEL DIMENSIONS ARE TO FACE OF STEEL OR CENTERLINE OF STEEL AS DENOTED BY STEEL GRID LINES.
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5. PROVIDE IN WALL 2X WOOD BLOCKING FOR ALL MILLWORK, CASEWORK, COUNTERS, BATHROOM PARTITION, ETC.
6. TRADING MECHANICAL EQUIPMENT AS REQUIRED.
7. REFER TO COORDINATE LOCATION OF ALL SUBGRADE UTILITY PENETRATIONS AND SLEEVES PRIOR TO CONTRACTOR POURING FOOTINGS AND FOUNDATION WALLS.
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HCCA-105

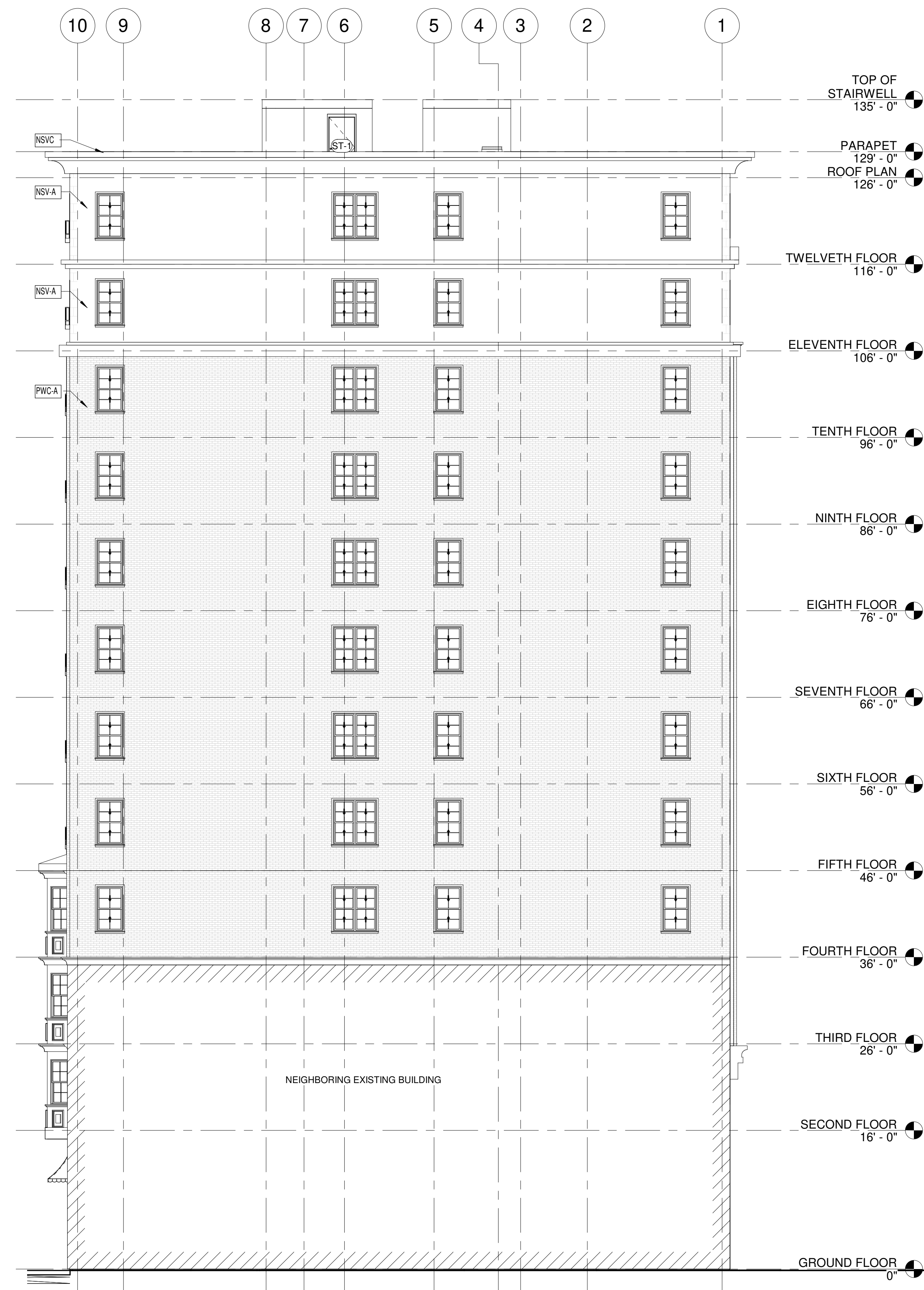
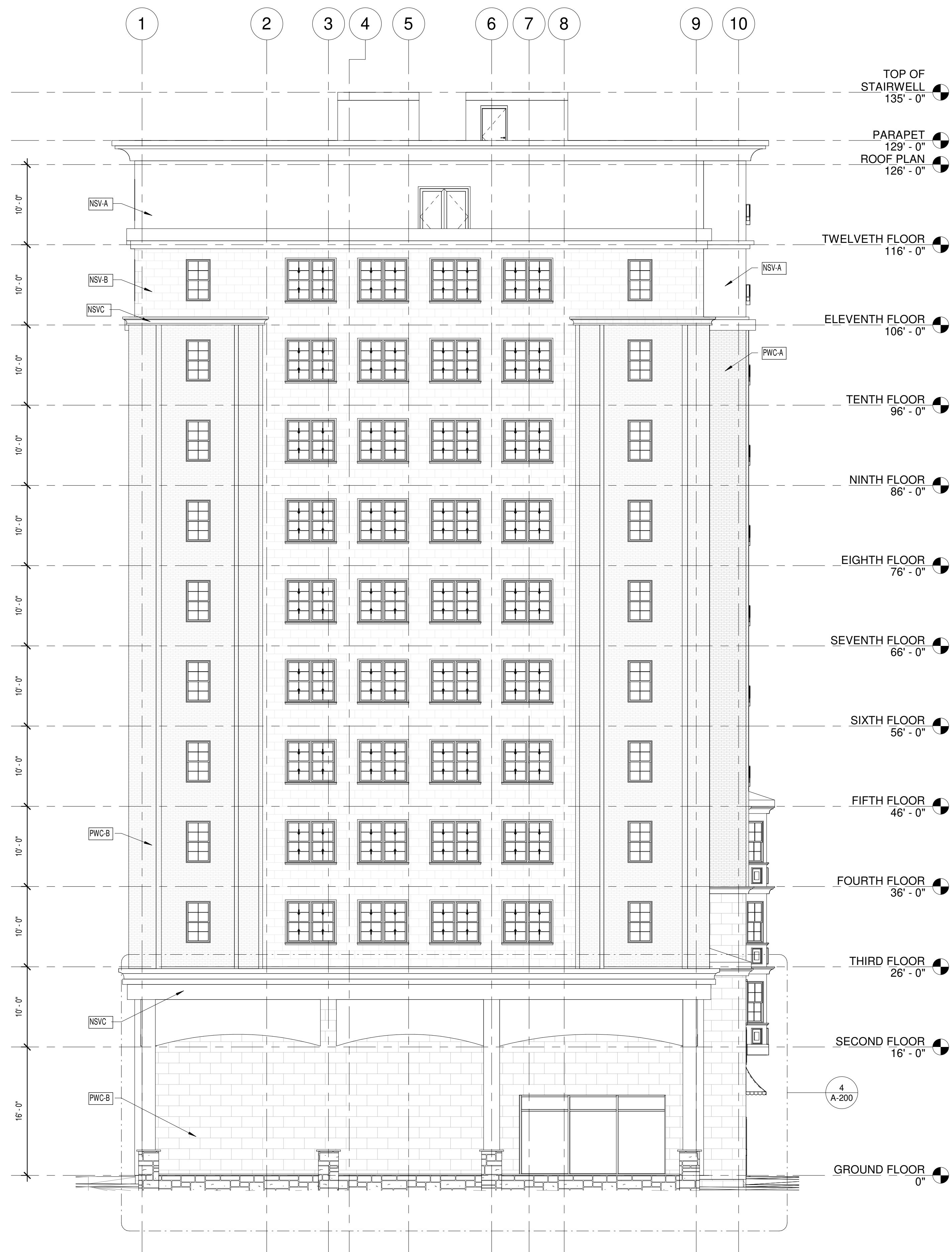


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BETHLEHEM, PA

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HCCA-106



EXTERIOR FINISH LEGEND	
PWC-A	PANELIZED WALL CLADDING FINISH COLOR A
PWC-B	PANELIZED WALL CLADDING FINISH COLOR B
NSV-A	NATURAL STONE VENEER - FINISH A
NSV-B	NATURAL STONE VENEER - FINISH B
NSVC	NATURAL STONE VENEER CORNICE - FINISH A

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**SOUTH NEW STREET
MIXED-USE
APARTMENT COMPLEX**

317-327 S. NEW STREET
BETHLEHEM PA

Bällina
GROUP, LLC

[illegible]

NORTH AND
SOUTH
ELEVATIONS

Project Number	2020-21
Date	1/15/2020
Drawn By	CA
Checked By	JO
Scale	As indicated

HCCA-200



EXTERIOR FINISH LEGEND	
PWC-A	PANELIZED WALL CLADDING FINISH COLOR A
PWC-B	PANELIZED WALL CLADDING FINISH COLOR B
NSV-A	NATURAL STONE VENEER - FINISH A
NSV-B	NATURAL STONE VENEER - FINISH B
NSVC	NATURAL STONE VENEER CORNICE - FINISH A

Bällina

GROUP, LLC

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 Tel: 570 207 0195 email: info@ballinagroup.com www.ballinagroup.com

[illegible]

WEST ELEVATION

Project Number	2020-21
Date	1/15/2020
Drawn By	CA
Checked By	JC
Scale	As indicated

HCCA-201



1 EAST FACE ELEVATION
CA-202 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

PWC-A	PANELIZED WALL CLADDING FINISH COLOR A
PWC-B	PANELIZED WALL CLADDING FINISH COLOR B
NSV-A	NATURAL STONE VENEER - FINISH A
NSV-B	NATURAL STONE VENEER - FINISH B
NSV-C	NATURAL STONE VENEER CORNICE - FINISH A

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SOUTH NEW STREET MIXED-USE APARTMENT COMPLEX

317-327 S. NEW STREET
BETHLEHEM, PA

Ballina

GROUP, LLC
1439 Monroe Ave. Ste. 1, Dunmore, Pennsylvania 18509
Tel: 570 207 0195 email: info@ballinagroup.com www.ballinagroup.com

No.	Description	Date
-----	-------------	------

EAST ELEVATION

Project Number	2020-21
Date	1/15/2020
Drawn By	CA
Checked By	JC
Scale	As indicated

HCCA-202