

CERTIFICATE OF OWNERSHIP

(OWNER) COUNTY OF _____

I, _____ OF _____ BEING _____

DAILY SIGNING ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____

DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF THE PROPERTY KNOWN AS WESTGATE MALL, 2285 AND 2401 SCHOENERSVILLE ROAD, BETHLEHEM, PA, 18022, THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUITS OR LENS PENDING AFFECTING THE TITLE THEREOF.

CORPORATION

BY: _____
CORPORATION OFFICIAL

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

NAME _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER, AND WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

RYAN WHITMORE, PE
PENNSYLVANIA LICENSE NO. 076556
LANDSCAPE ENGINEERING CONSULTANTS, P.C.
PO BOX 376555 #0287
PHILADELPHIA, PENNSYLVANIA 19101-0535

PLANNING BUREAU REVIEW

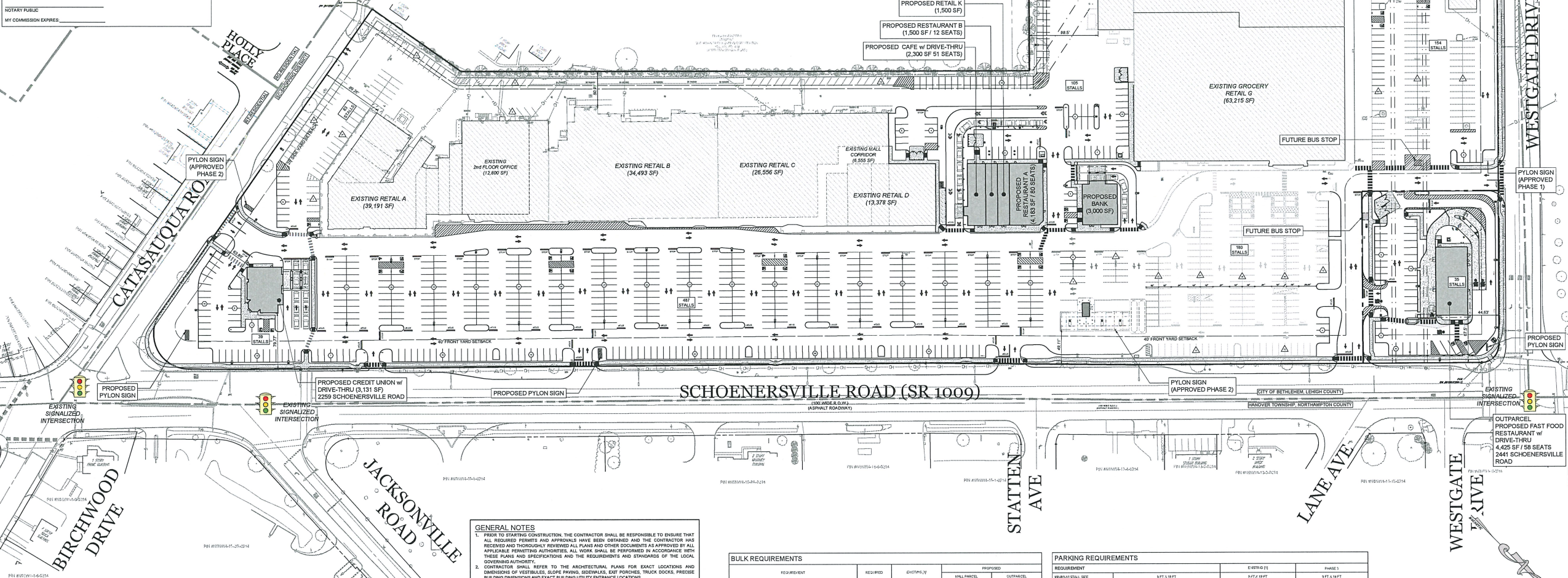
APPROVAL BY THE CITY OF BETHLEHEM PLANNING COMMISSION AT A MEETING DATED THIS _____ DAY OF _____

PLANNING DIRECTOR _____ DATE _____

PLANNING COMMISSION CHAIRMAN _____ DATE _____



TICKET #: 20183393165



CONTRACTOR NOTES

1. THE CONTRACTOR, IN ADDITION TO OTHER NOTES PROVIDED WITHIN THE APPROVED PLANS, SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1.1. SHALL FULLY COMPLY WITH THE LATEST CODE STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.

1.2. IS RESPONSIBLE TO MAINTAIN AS-BUILT RECORDS OF THE WORK.

1.3. SHALL MAINTAIN COMPLIANCE WITH ALL TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS ISSUED BY MUNICIPAL, COUNTY, STATE AND FEDERAL AGENCIES RELATING TO THE WORK. CONTRACTOR, AT ITS SOLE EXPENSE, SHALL PROMPTLY CORRECT ALL VIOLATIONS REPORTED OR NOTED BY MUNICIPAL, COUNTY, STATE OR FEDERAL OFFICIALS RELATING TO OR ARISING FROM CONTRACTORS OR ITS SUBCONTRACTORS FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE APPROVALS AND PERMITS.

1.4. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREON AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

1.5. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO EXISTING UTILITIES, STRUCTURES, ETC. RELATED TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO EXERCISE THE PROTECTION AND STABILITY OF STRUCTURES, SERVICES, PAVEMENT, AND ANY OTHER IMPROVEMENTS TO REMAIN ON THE PROPERTY, AND TO PROVIDE A SAFE WORK AREA.

1.6. ALL CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE COULD ALL CONTRACTORS MUST HAVE THEIR COPIES ENDORSED TO NAME IN ADDITION TO OWNER, LANDSCAPE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONTRACTORS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTOR. ALL CONTRACTORS MUST FURNISH OWNER AND ENGINEER WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGE.

1.7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS OF CONSTRUCTION, IN ADDITION, ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY THE LAW, INDEMNIFY AND HOLD HARMLESS OWNER AND LANDSCAPE ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONTRACTORS FROM AGAINST ANY DAMAGES, LOSSES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR.

1.8. NEITHER THE PROFESSIONAL ACTIVITIES OF ENGINEER NOR THE PRESENCE OF ENGINEER OR ITS EMPLOYEES AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, SHALL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, NOTES AND THE INFORMATION SHOWN, NOT CONTRACTOR LIABILITY MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMANCE, SUPERVISING AND CONTROLLING THE WORK, OR RECORDING THE WORK. CONTRACT DOCUMENTS AND ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES, INCLUDING THE OSHA SAFETY STANDARDS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY IN ANY WAY CONNECTED WITH THE PROJECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.

1.9. THE CONTRACTOR SHALL REVIEW AND ACCEPT OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN, NOT CONTRACTOR LIABILITY MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS. ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ENGINEER'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW, REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT ENGINEER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF ENGINEER BY THE CONTRACTOR. ENGINEER'S REVIEW SHALL NOT BE REQUIRED TO REVIEW INITIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

1.10. NEITHER OWNER NOR CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK PERFORMED ON THESE PLANS NOR ANY CONSULTANTS' SCOPE REVISIONS. ANY REVISIONS RESULT FROM THE CONTRACTOR'S RESPONSIBILITY TO THE COMMITMENT OF DETERMINING METHODS / MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND CONTRACTOR IS RESPONSIBLE TO PROMPTLY NOTIFY OWNER AND ENGINEER IN WRITING, WHEN A CONFLICT IS IDENTIFIED.

SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCE A SURVEY PREPARED BY:

BLUE HORIZON SURVEYING, INC.
1000 N. 10TH STREET, SUITE 100
WILKES BARRE, PA 18250
TEL: 717.855.1234 FAX: 717.855.1235

OWNER/APPLICANT:

WESTGATE MALL OWNER, LLC
2000 N. 10TH STREET, SUITE 100
WILKES BARRE, PA 18250
TEL: 717.855.1234 FAX: 717.855.1235

PARCEL DATA:

2285 AND 2401 SCHOENERSVILLE ROAD
BETHLEHEM, PA 18022
FBI# 180201-1-15-0234

ZONED: CS - SHOPPING CENTER DISTRICT

ENGINEER/CONSULTANT: RYAN WHITMORE, PE
LANDSCAPE ENGINEERING CONSULTANTS, P.C.
PO BOX 376555 #0287
PHILADELPHIA, PA 19101-0535

RECORD/SITE NOTES

1. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDSCAPE ENGINEERING CONSULTANTS, P.C. (HEREINAFTER "THE ENGINEER") AT THE TIME OF PREPARATION. ALL EXISTING SHOWN CORRELATE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY, IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, THE PROPOSED WORK SHALL BE MODIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WRITTEN DISCREPANCIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES ARE IDENTIFIED PRIOR TO OR DURING CONSTRUCTION. WRITTEN DISCREPANCIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES ARE IDENTIFIED PRIOR TO OR DURING CONSTRUCTION. WRITTEN DISCREPANCIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES ARE IDENTIFIED PRIOR TO OR DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES AND OSHA STANDARDS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO PREPARATION OF SAFETY PLANS, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES.

5. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. LANDSCAPE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS AS LATEST REVISED AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. LATEST FORWARD, IF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT MAINTAINED, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE OWNER IN WRITING, IMMEDIATELY AND BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES.

7. FLOODPLAIN: THE SITE DOES NOT LIE WITHIN THE FLOOD ZONING AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM) MAP OR ANY OTHER APPROPRIATE EFFECTIVE DATA.

8. HIGHWAY OCCUPANCY PERMIT: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 402 OF THE ACT OF JUNE 1, 1961 (PA 160), NO. 40, KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRAINAGE ACCESS TO A STATE HIGHWAY IS PERMITTED.

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY APPLICABLE PERMITTING AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXISTING TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

3. EXISTING RETAIL A (39,191 SF), EXISTING RETAIL B (34,493 SF), EXISTING RETAIL C (26,556 SF), EXISTING RETAIL D (13,378 SF), EXISTING MALL CORRIDOR (6,555 SF), PROPOSED RETAIL A (4,133 SF / 60 SEATS), PROPOSED RESTAURANT B (1,500 SF / 12 SEATS), PROPOSED CAFE W/ DRIVE-THRU (2,300 SF / 51 SEATS), PROPOSED RETAIL K (1,500 SF), PROPOSED BANK (3,000 SF).

4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.

5. UNLESS OTHERWISE INDICATED WITHIN THE APPROVED PLANS, ALL DISTURBED AREAS ARE TO BE REVEGETED BY TOPSOIL, SEED, MULCH, AND WATER. A WEEDING STANDARDS SHALL BE ESTABLISHED.

6. ALL EXISTING AND NEW AREAS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED ROAD AREAS UNLESS OTHERWISE NOTED.

7. PAVEMENT SHALL BE SHOWN IN STRIKED LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. CONTRACTOR TO COORDINATE WITH OWNER ON AREAS OF MULTILEVEL NOT SPECIFICALLY NOTED WITHIN THESE PLANS.

8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BIDDING.

9. FOR MATERIALS AND/OR OPERATIONS NOT SPECIFICALLY REFERENCED ON THESE PLANS OR STATE AND LOCAL REQUIREMENTS THE PROJECT SHALL BE CONSTRUCTED IN CONFORMANCE WITH PERMITS FOR ALL MATERIALS.

10. A KNOX BOX SHALL BE INSTALLED FOR THE CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS AT EACH PROPOSED BUILDING, AT A LOCATION TO BE REVIEWED AND APPROVED AT THE TIME OF BUILDING PERMIT APPLICATION.

11. SIDEWALKS PROPOSED ALONG WESTGATE DRIVE, SCHOENERSVILLE ROAD AND CATASQUA ROAD SHALL BE CONSTRUCTED DURING PHASE 2.

CITY OF BETHLEHEM NOTES

1. PRIOR TO SUBMISSION OF THESE PLANS THE ENGINEER ON RECORD CERTIFIES THAT THESE PLANS COMPLY WITH THE CITY OF BETHLEHEM PLANNING COMMISSION'S (PC) BIDDING AND RECORDING STANDARDS, PER 6.0, IN DEPARTMENT 16-000.

2. ALL EXISTING AND NEW AREAS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED ROAD AREAS UNLESS OTHERWISE NOTED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOTECHNICAL, GEOTECHNICAL, REPORTS, PERMIT GUIDANCE, ETC. AT ALL TIMES.

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BULK REQUIREMENTS		REQUIRED		EXISTING (1)		PROPOSED	
MINIMUM LOT AREA	(SQ FT)	REQUIRED	(SQ FT)	EXISTING (1)	(SQ FT)	PROPOSED	(SQ FT)
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50

PARKING REQUIREMENTS		REQUIRED		EXISTING (1)		PROPOSED	
MINIMUM LOT AREA	(SQ FT)	REQUIRED	(SQ FT)	EXISTING (1)	(SQ FT)	PROPOSED	(SQ FT)
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50

BUILDING UNIT AREA SCHEDULE		EXISTING (1)		PROPOSED	
MINIMUM LOT AREA	(SQ FT)	EXISTING (1)	(SQ FT)	PROPOSED	(SQ FT)
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50

DRIVE THROUGH REQUIREMENTS		REQUIRED		EXISTING (1)		PROPOSED	
MINIMUM LOT AREA	(SQ FT)	REQUIRED	(SQ FT)	EXISTING (1)	(SQ FT)	PROPOSED	(SQ FT)
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50
MINIMUM LOT AREA	(SQ FT)	2,000	2,000	2,000	2,000	2,000	2,000
MINIMUM LOT WIDTH	(FT)	50	50	50	50	50	50
MINIMUM LOT DEPTH	(FT)	50	50	50	50	50	50

REVISIONS		DATE	BY	REASON
1	ISSUED FOR PERMIT	08/15/2018	R. WHITMORE	FOR PERMIT
2	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
3	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
4	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
5	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
6	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
7	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
8	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
9	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT
10	REVISED PER CITY COMMENTS AND TO INCLUDE NEW DEVELOPMENT	08/15/2018	R. WHITMORE	FOR PERMIT

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 076556
NOT FOR CONSTRUCTION

ANDCORE
Engineering Consultants, P.C.
1000 N. 10TH STREET, SUITE 100
WILKES BARRE, PA 18250
TEL: 717.855.1234 FAX: 717.855.1235

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD AND WESTGATE DRIVE
CITY OF BETHLEHEM, PA 18022
APPLICANT: WESTGATE MALL OWNER, LLC
TITLE: OVERALL RECORD PLAN

DATE: 2018-08-30
SHEET: 2
OVR

RECORD PLAN LEGEND	
	PROPERTY LINE (PTD)
	PROPERTY LINE (INTERIOR)
	PROPERTY LINE (ADJACENT)
	PROPERTY LINE (R/O)
	ROADWAY CENTERLINE
	LEASE LINE
	PROP. PROPERTY LINE (INTERIOR)
	PROP. LEASE LINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	EASEMENT LINE
	PROP. EASEMENT LINE
	ZONE LINE
	MUNICIPALITY LINE
	TREELINE
	PROP. TREELINE
	SUBMIT LIMITS
	BUILDING EAVE / OVERHANG
	PROP. BUILDING EAVE / WIRINGS
	OVERHEAD HYDRANTS
	PROP. OVERHEAD WIRES


HATCH LEGEND	
	FULL DEPTH PAVEMENT REPAIR AREA
	MILL & OVERLAY AREA TO ADJUST GRADE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER, AND WHERE APPLICABLE, THE LOTS, BUILDING, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

R.T. Whitmore

RYAN WHITMORE, PE
LANDSCAPE ENGINEERING NO. 078556
PO BOX 37635 #85287
PHILADELPHIA, PENNSYLVANIA 19101-0635



PLANNING BUREAU REVIEW

APPROVAL BY THE CITY OF BETHLEHEM PLANNING COMMISSION AT A MEETING DATE _____

THIS _____ DAY OF _____, 20____

PLANNING COMMISSION CHAIRMAN

DATE

LEHIGH VALLEY PLANNING COMMISSION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION,

NAME _____

DATE _____

CERTIFICATE OF OWNERSHIP

_____(STATE) _____COUNTY OF _____

I _____(NAME) OF _____(QUALIFICATION) BEING _____(TITLE)

DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS _____

DEPOSE AND SAY THAT THE ABOVE NAMED CORPORATION IS THE TRUE AND LAWFUL OWNER OF _____

THE PROPERTY KNOWN AS WEDGEFALL HILL 22E AND 24S SCHENCKSVILLE ROAD, BETHLEHEM, PA. 18027 THAT THE ABOVE DESCRIBED PROPERTY IS IN PEACEFUL POSSESSION OF SAID CORPORATION AND THAT THERE ARE NO SUIITS OR LENS PENDING AFFECTING THE TITLE THEREOF,

CORPORATION

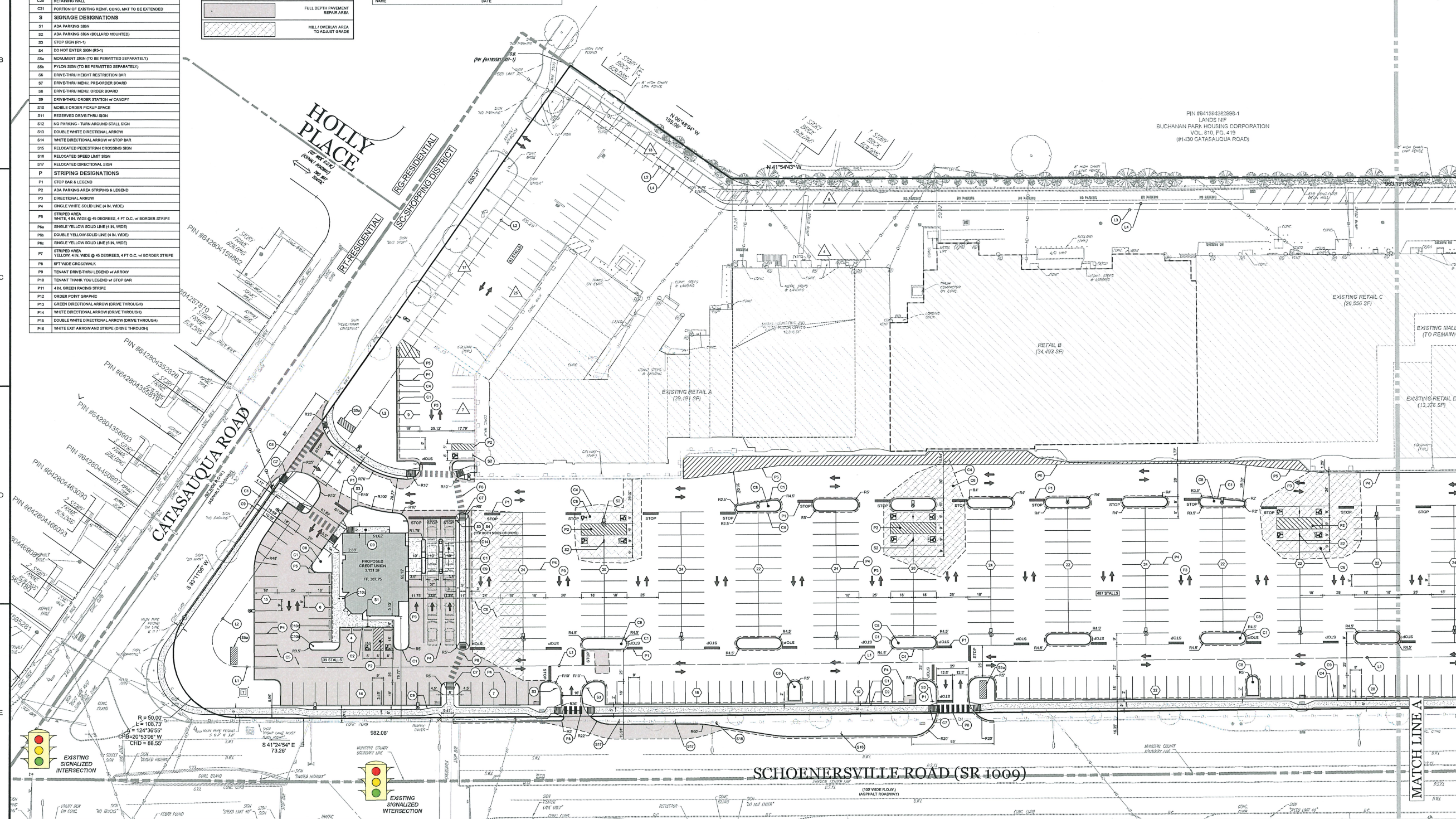
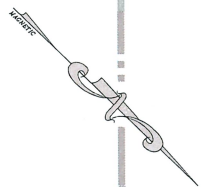
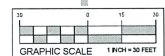
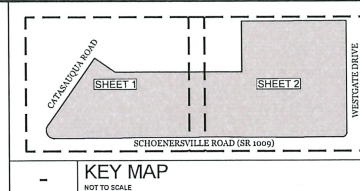
BY: _____
CORPORATION OFFICIAL

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SIGHT DISTANCE ANALYSIS SITE DRIVEWAY F TO CATASAUQUA AVENUE						
	DIRECTION	SPEED	GRADE1	SIGHT DISTANCES (FEET)		
				DES	SIGHT DISTANCES (FEET)	EAUST
LONG ROAD AND NORTHERN SITE DRIVEWAY						
EXITING MOVEMENTS	TO THE LEFT	30 mph	-2%	345	201	400+
	TO THE RIGHT	30 mph	0%	273	199	500+
ENTERING LEFT TURNS	APPROACHING SAME DIRECTION	30 mph	0%	245	198	500+
	APPROACHING OPPOSITE DIRECTION	30 mph	-2%	245	201	300+

[illegible]

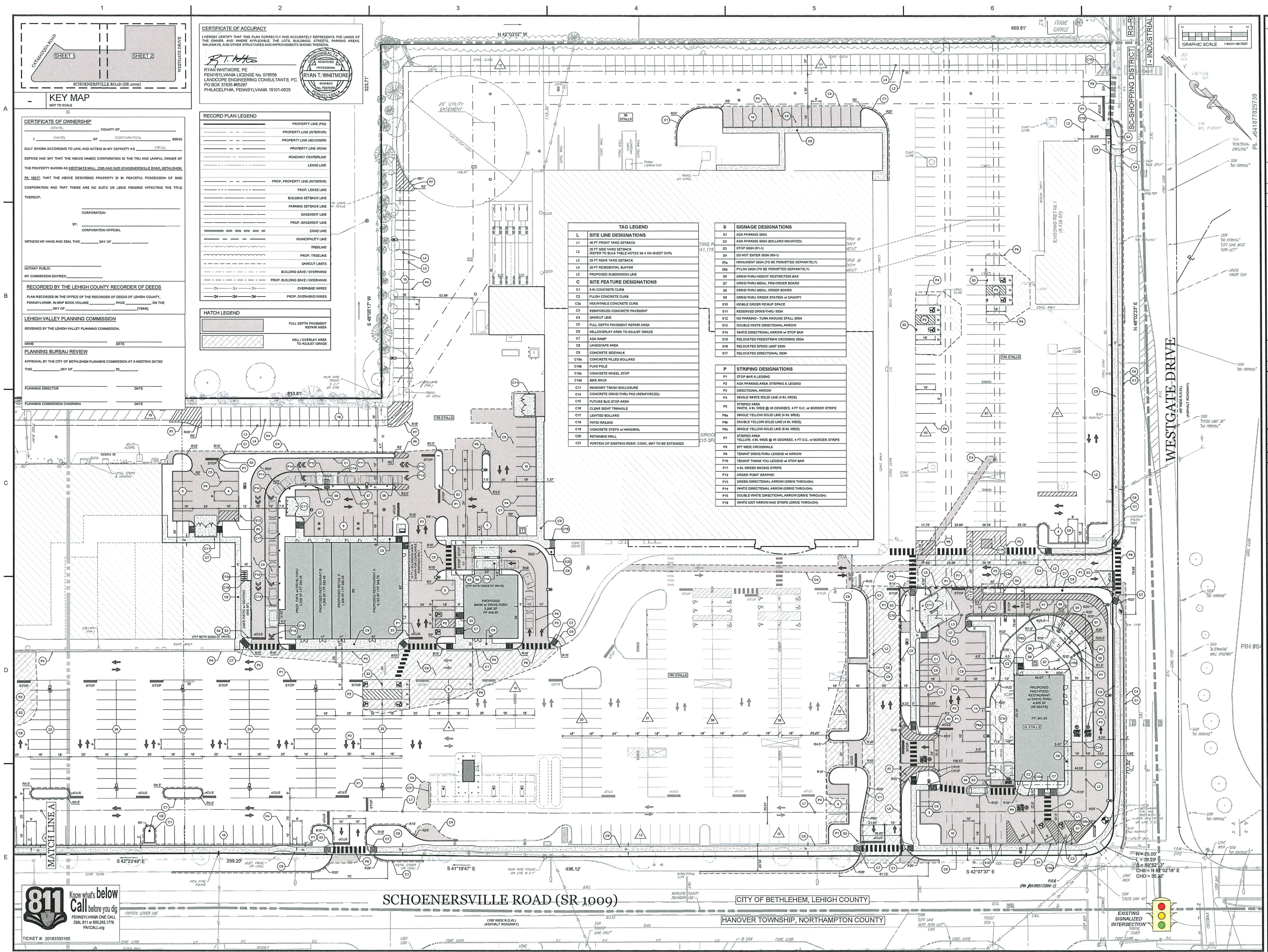
RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 000007
NOT FOR CONSTRUCTION

PROJECT No:	180015_03/04/05/06
DRAWN BY:	M. TOTH
CHECKED BY:	R. WHITMORE
CAD ID.#	180015_RECORD_PL

LANDCORE
Engineering Consultants, P.C.

PO BOX 37635 #53237 PHILADELPHIA, PENNSYLVANIA 19101-4635
PHONE 215-436-2510 | FAX 215-532-4420
LANDCORECONSULTING.COM

PROJECT:	WESTGATE MALL REDEVELOPMENT		
DATE:	2021-08-30		
SHEET:	RP1		
PHASE 3 OUTRANCE DEVELOPMENT 100 WESTGATE DRIVE CITY OF BETHLEHEM, WARD 11, BLOCK 30.024, LEHIGH CO, PENNSYLVANIA			
APPLICANT:	WESTGATE MALL OWNER, LLC		
TITLE:	RECORD PLAN		
REV. NO.	2		



KEY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP
STATE OF _____ COUNTY OF _____
I, _____ OF _____
DO hereby certify that the above named corporation is the true and lawful owner of the property known as Westgate Mall, 728 and 740 Schoenersville Road, Bethlehem, PA, 18022, that the above described property is in peaceful possession of said corporation and that there are no suits or liens pending affecting the title thereof.

CORPORATION
BY: _____ CORPORATION OFFICIAL
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RECORDED BY THE LEHIGH COUNTY RECORDER OF DEEDS
PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN MAP BOOK VOLUME _____ PAGE _____ ON THE _____ DAY OF _____ (YEAR).

LEHIGH VALLEY PLANNING COMMISSION
REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION.

NAME _____ DATE _____
PLANNING BUREAU REVIEW

APPROVAL BY THE CITY OF BETHLEHEM PLANNING COMMISSION AT A MEETING DATED THIS _____ DAY OF _____ 20____

PLANNING DIRECTOR _____ DATE _____

PLANNING COMMISSION CHAIRMAN _____ DATE _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER, AND WHERE APPLICABLE THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 070956
LANDCORE ENGINEERING CONSULTANTS, P.C.
PO BOX 37635 96283
PHILADELPHIA, PENNSYLVANIA 19101-0635

RECORD PLAN LEGEND

PROPERTY LINE (P2)	PROPERTY LINE (INTERIOR)
PROPERTY LINE (ADJACENT)	PROPERTY LINE (ROW)
ROADWAY CENTERLINE	LEASE LINE
PROP. PROPERTY LINE (INTERIOR)	PROP. LEASE LINE
BUILDING SETBACK LINE	PARKING SETBACK LINE
EASEMENT LINE	PROP. EASEMENT LINE
ZONE LINE	MUNICIPALITY LINE
TREELINE	SAWTOOTH LIMITS
PROP. TREE LINE	BUILDING EAVE / OVERHANG
PROP. BUILDING EAVE / OVERHANG	PROP. OVERHEAD WIRES

HATCH LEGEND

[Hatch Pattern]	FULL DEPTH PAVEMENT REPAIR AREA
[Hatch Pattern]	MILL OVERLAY AREA TO ADJUST GRADE

TAG LEGEND

L SITE LINE DESIGNATIONS
L1 45 FT FRONT YARD SETBACK
L2 25 FT SIDE YARD SETBACK (REFER TO BULK TABLE NOTES 3A 4 ON SHEET 010)
L3 25 FT REAR YARD SETBACK
L4 25 FT REAR YARD SETBACK
L5 PROPOSED SUBDIVISION LINE
C SITE FEATURE DESIGNATIONS
C1 8 IN CONCRETE CURB
C2 FLUSH CONCRETE CURB
C3 MOUNTABLE CONCRETE CURB
C4 REINFORCED CONCRETE PAVEMENT
C5 SAWCUT LINE
C6 FULL DEPTH PAVEMENT REPAIR AREA
C7 MILL OVERLAY AREA TO ADJUST GRADE
C8 ADA RAMP
C9 LANDSCAPE AREA
C10 CONCRETE SIDEWALK
C10a CONCRETE FILLED BOLLARD
C10b FLAG POLE
C10c CONCRETE WHEEL STOP
C10d BIKE BACK
C11 WINDSHIELD TINT ENCLOSURE
C12 CONCRETE DRIVE-THRU PAD (REINFORCED)
C13 FUTURE BUS STOP AREA
C14 CLEAR SIGHT TRIANGLE
C15 LIGHTED BOLLARD
C16 PAINTED RAILING
C17 CONCRETE STEPS w/ HANDRAIL
C18 RETAINING WALL
C19 PORTION OF EXISTING RAMP, CONC. MAY TO BE EXTENDED

S SIGNAGE DESIGNATIONS

S1 ADA PARKING SIGN
S2 ADA PARKING SIGN (BOLLARD MOUNTED)
S3 STOP SIGN (R-1)
S4 DO NOT ENTER SIGN (R-5)
S5 MONUMENT SIGN (TO BE PERMITTED SEPARATELY)
S6 Pylon SIGN (TO BE PERMITTED SEPARATELY)
S7 DRIVE-THRU MENU / PREORDER BOARD
S8 DRIVE-THRU MENU / ORDER BOARD
S9 DRIVE-THRU ORDER STATION w/ CANOPY
S10 MOBILE ORDER PICKUP SPACE
S11 RESERVED DRIVE-THRU SIGN
S12 NO PARKING - TURN AROUND STALL SIGN
S13 DOUBLE WHITE DIRECTIONAL ARROW
S14 WHITE DIRECTIONAL ARROW w/ STOP BAR
S15 RELOCATED PRESTATION CROSSING SIGN
S16 RELOCATED SPEED LIMIT SIGN
S17 RELOCATED DIRECTIONAL SIGN

P STRIPING DESIGNATIONS

P1 STOP BAR & LEGEND
P2 ADA PARKING AREA STRIPING & LEGEND
P3 DIRECTIONAL ARROW
P4 SINGLE WHITE SOLID LINE (4 IN. WIDE)
P5 STRIPED AREA
P6 WHITE 4 IN. WIDE @ 45 DEGREES, 4 FT O.C. w/ BORDER STRIPE
P7 SINGLE YELLOW SOLID LINE (4 IN. WIDE)
P8 DOUBLE YELLOW SOLID LINE (4 IN. WIDE)
P9 SINGLE YELLOW SOLID LINE (8 IN. WIDE)
P10 STRIPED AREA
P11 YELLOW 4 IN. WIDE @ 45 DEGREES, 4 FT O.C. w/ BORDER STRIPE
P12 8 FT WIDE CROSSWALK
P13 TENANT DRIVE-THRU LEGEND w/ ARROW
P14 4 IN. GREEN BACKING STRIPE
P15 ORDER POINT STRIPING
P16 GREEN DIRECTIONAL ARROW (DRIVE THROUGH)
P17 WHITE DIRECTIONAL ARROW (DRIVE THROUGH)
P18 DOUBLE WHITE DIRECTIONAL ARROW (DRIVE THROUGH)
P19 WHITE EXIT ARROW AND STRIPE (DRIVE THROUGH)

LANDCORE
Engineering Consultants, P.C.
1000 N. 10TH STREET, SUITE 200
PHILADELPHIA, PENNSYLVANIA 19104-4400
PHONE 215-460-0000 | FAX 215-460-0001
WWW.LANDCORE-PA.COM

PROJECT: WESTGATE MALL REDEVELOPMENT
CLIENT: WESTGATE MALL OWNER, LLC
DATE: 2021-08-30
SHEET: RP2
REV. NO: 2

APPLICANT: WESTGATE MALL OWNER, LLC
TITLE: RECORD PLAN

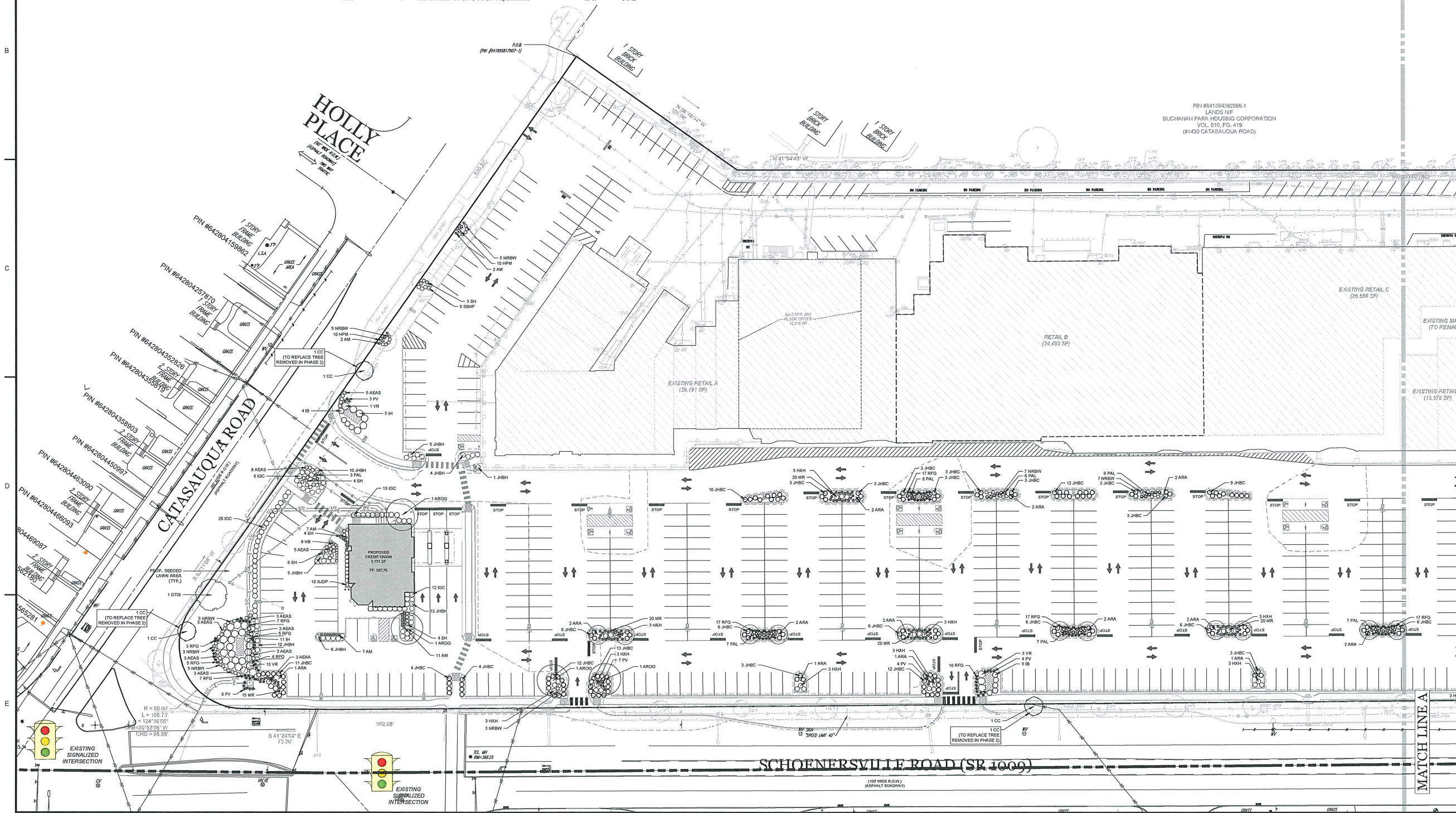
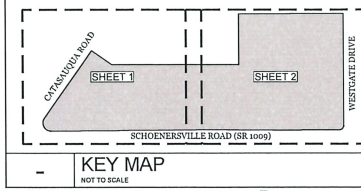
PROJECT NO.: 180115-03-04-0004
SWAMP: N. 10TH
CHECKED BY: R. WHITMORE
DATE: 2021-08-27
REVIEWED BY: R. WHITMORE
DATE: 2021-08-27
REVISIONS:

NO.	DATE	DESCRIPTION
1	2021-08-27	REVISED PER CITY COMMENTS AND TO INCLUDE FINAL REDEVELOPMENT
2	2021-08-27	REVISED PER CITY COMMENTS AND TO INCLUDE FINAL REDEVELOPMENT

LANDSCAPE COMPLIANCE CHART			
SECTION	REQUIRED	EXISTING	PROPOSED
SALDO (\$148,087/1)	LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MIN. OF 10% OF THE AREA REPRESENTED BY APPROVED PLANTINGS	REQUIRED: 614,571.2 S.F. 614,571.2 S.F. x 10% = 61,457.1 S.F.	PROPOSED: 614,571.2 S.F. 614,571.2 S.F. x 10% = 61,457.1 S.F.
SALDO (\$148,087/4)	IN SHOPPING CENTER, A MIN. OF 10% OF ALL AREAS NOT COVERED BY BUILDINGS SHALL BE REPRESENTED BY APPROVED PLANTINGS	REQUIRED: 643,855 S.F. 643,855 S.F. x 10% = 64,385.5 S.F.	PROPOSED: 643,855 S.F. 643,855 S.F. x 10% = 64,385.5 S.F.
ZONING (\$138,028/1)	A MIN. OF ONE STREET TREE SHALL BE REQUIRED FOR EACH 30 FEET OF PUBLIC OR PRIVATE STREET LENGTH UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE.	SCHOENERSVILLE ROAD TOTAL FRONTAGE: 1,918 L.F. 1,918 L.F. / 30 L.F. REQUIRED: 63.9 TREES EXISTING: 19 TREES	TOTAL FRONTAGE: 1,918 L.F. 1,918 L.F. / 30 L.F. REQUIRED: 63.9 TREES PROPOSED: 18 EXISTING TREES
		CATAWAQUA ROAD TOTAL FRONTAGE: 570 L.F. 570 L.F. / 30 L.F. REQUIRED: 19 TREES EXISTING: 8 TREES	TOTAL FRONTAGE: 570 L.F. 570 L.F. / 30 L.F. REQUIRED: 19 TREES PROPOSED: 18 EXISTING AND 1 PROPOSED TREE FOR A TOTAL OF 19 TREES
		WESTGATE DRIVE TOTAL FRONTAGE: 742 L.F. 742 L.F. / 30 L.F. REQUIRED: 24.7 TREES EXISTING: 9 TREES	TOTAL FRONTAGE: 742 L.F. 742 L.F. / 30 L.F. REQUIRED: 24.7 TREES PROPOSED: 9 EXISTING TREES
ZONING (\$138,028/2)	IN ADDITION TO STREET TREES, A MINIMUM AVERAGE OF ONE DECIDUOUS SHADE TREE SHALL BE REQUIRED FOR EVERY 15 PARKING SPACES	TOTAL PARKING SPACES: 1,182 1,182 SPACES / 15 SPACES REQUIRED: 78.8 TREES EXISTING: 12 TREES	TOTAL PARKING SPACES: 1,182 1,182 SPACES / 15 SPACES REQUIRED: 78.8 TREES PROPOSED: 12 EXISTING AND 68 PROPOSED TREES FOR A TOTAL OF 80 TREES

PLANT SCHEDULE

EVERGREEN TREES			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
16	Ilex hybrid 'Rutland' / Red Beauty Holly	6-7"	B+B
13	Juniperus virginiana Emerald Sentinel / Emerald Sentinel Cedar	5-6"	B+B
ORNAMENTAL TREES			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
12	Cercis canadensis / Eastern Redbud	2-2 1/2" CAL.	B+B
3	Prunus serotina 'Weinmann' / Flowering Cherry	2-2 1/2" CAL.	B+B
SHADE TREES			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
40	Acer rubrum 'Armstrong' / Armstrong Red Maple	2 1/2"-3" CAL.	B+B
24	Acer rubrum 'October Glory' / October Glory Maple	2 1/2"-3" CAL.	B+B
1	Clidemia trancantensis 'Savoye' / Savoye Tree / Savoye Thornless Honey Locust	2 1/2"-3" CAL.	B+B
DECIDUOUS SHRUBS			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
39	Azalea Encore 'Autumn Sunset' / Autumn Sunset Encore Azalea	24-30"	3 GAL
89	Anemone 'Hiddensee' / Hiddensee St. John's Wort	15-18"	3 GAL
48	Spiraea x bumalda 'Nippon Bush' / Nippon Bush Spiraea	15-18"	3 GAL
5	Spiraea japonica 'Double Play Gold' / Spiraea 'Double Play Gold'	18-24"	3 GAL
EVERGREEN SHRUBS			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
34	Azalea Encore 'Autumn Sunset' / Autumn Amethyst Azalea	24-30"	3 GAL
15	Ilex x meserveae 'Blue Girl' / Blue Girl Holly	30-36"	3 GAL
147	Ilex glabra 'Compacta' / Compact Inkberry	36-42"	B+B
75	Ilex glabra 'Strong Boy' / Strong Boy Inkberry Holly	18-24"	3 GAL
2	Juniperus chinensis 'Sea Green' / Sea Green Juniper	24-30"	B+B
407	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	15-18" SPRD.	3 GAL
176	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	15-18" SPRD.	3 GAL
17	Taxus x media 'Hicksii' / Hicks Yew	36-42"	B+B
17	Viburnum phytodermis / Leatherleaf Viburnum	3-4"	B+B
ORNAMENTAL GRASSES			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
113	Pennisetum alopecuroides / Fountain Grass	30-36"	3 GAL
53	Panicum virgatum / Switch Grass	24-30"	2 GAL
139	Sporobolus heterolepis / Prairie Dropseed	18-24"	2 GAL
PERENNIALS			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
50	Artemisia x eriantha 'Bridal Veil' / Bridal Veil Artemisia	12-18"	2 GAL
58	Heuchera x Berry Smoothie / Berry Smoothie Coral Bells	18-24"	1 GAL
29	Hemerocallis x 'Pardon Me' / Pardon Me Daylily	15-18"	1 GAL
189	Monarda didyma 'Raspberry Wine' / Raspberry Wine Bee Balm	30-36"	3 GAL
105	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint	18-24"	2 GAL
141	Polystichum acrostichoides / Christmas Fern	12-15"	1 GAL
141	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	12-15"	1 GAL
GROUND COVERS			
QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
9	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	15-18"	2 GAL

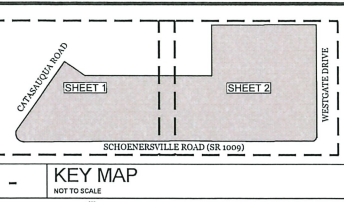
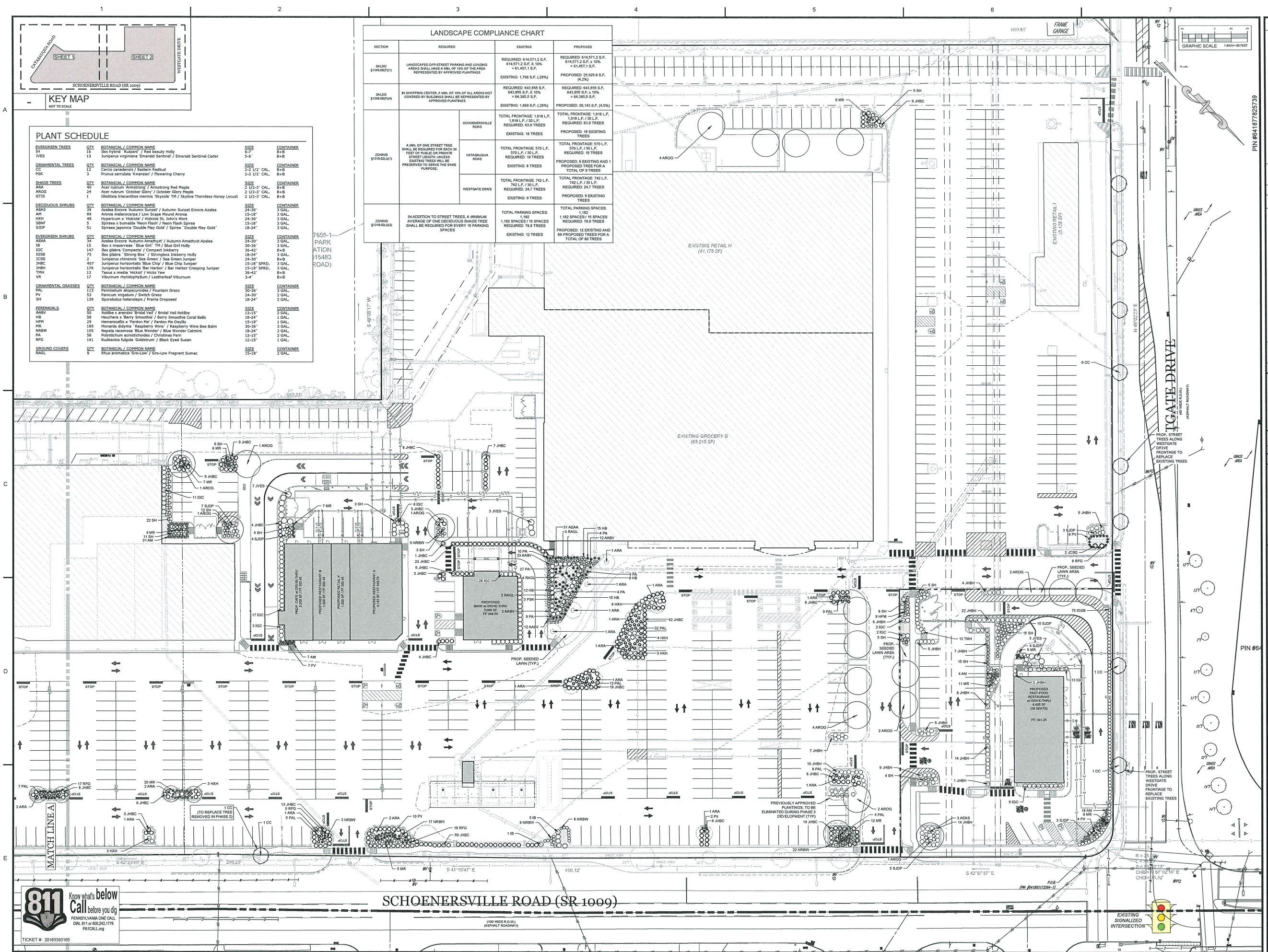


RYAN T. WHITMORE
PROFESSIONAL ENGINEER
RECEIVED: APRIL 27, 2021
NOT FOR CONSTRUCTION

PROJECT No. 18015.03181808
DRAWN BY: M. DODD
CHECKED BY: R. WHITMORE
DATE: 18015_LANDSCAPE_PLAN

LANDCORE
Engineering Consultants, P.C.
1000 N. 10TH STREET, SUITE 200
PITTSBURGH, PA 15222
PHONE: 412.321.3200
FAX: 412.321.3201

PROJECT: WESTGATE MALL REDEVELOPMENT
APPLICANT: WESTGATE MALL OWNER, LLC
DATE: 2021-08-30
SHEET: LA1
REV. No: 2



PLANT SCHEDULE			
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
11	15	Ilex 'Hybrid' 'Holly' / Foliaceous Holly	6'-7'
12	13	Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Cedar	5'-6'
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE
13	12	Cercis canadensis / Eastern Redbud	2-3 1/2" CAL.
14	3	Prunus serrulata 'Kwanzan' / Flowering Cherry	2-2 1/2" CAL.
SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE
15	40	Acer rubrum 'Armstrong' / Armstrong Red Maple	2 1/2-3" CAL.
16	24	Acer rubrum 'October Glory' / October Glory Maple	2 1/2-3" CAL.
17	1	Gleditsia tricanthos 'Inermis' 'Skyline' / Skyline Thornless Honey Locust	2 1/2-3" CAL.
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
18	39	Azalea 'Encore' / Autumn Sunset	15-18"
19	8	Artemisia 'Majesty' / Low Spine Mound Aronia	15-18"
20	48	Hypericum 'Vivid' / Hicotea St. John's Wort	15-18"
21	24	Spiraea 'bunardii' 'Neon Flash' / Neon Flash Spirea	15-18"
22	51	Spiraea japonica 'Double Play Gold' / Spirea 'Double Play Gold'	15-18"
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
23	34	Azalea 'Encore' / Autumn Sunset	15-18"
24	15	Ilex 'maserensis' 'Blue Girl' / Blue Girl Holly	15-18"
25	147	Ilex glabra 'Compacta' / Compact Inkberry	15-18"
26	75	Ilex glabra 'Strong Box' / Strongbox Inkberry Holly	15-18"
27	407	Juniperus chinensis 'Sea Green' / Sea Green Juniper	15-18" SPKD.
28	176	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	15-18" SPKD.
29	13	Taxus x media 'Hicksii' / Hicks tree	3-4"
30	17	Viburnum rhytidophyllum / Leatherleaf Viburnum	3-4"
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
31	112	Pennisetum setaceum / Fountain Grass	30-35"
32	53	Panicum virgatum / Switch Grass	24-30"
33	139	Sporobolus heterolepis / Prairie Dropseed	18-24"
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
34	50	Asilbe x sanderi 'Bridal Veil' / Bridal Veil Asilbe	12-15"
35	18	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	15-18"
36	189	Hemerocallis x 'Parson's' / Parson's Daylily	15-18"
37	102	Monarda didyma 'Raspberry Wine' / Raspberry Wine Bee Balm	30-36"
38	102	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint	12-15"
39	141	Polystichum acrostichoides / Christmas Fern	12-15"
40	1	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	12-15"
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
41	9	Thunbergia 'Glo-Low' / Glo-Low Fragrant Sumac	15-18"

LANDSCAPE COMPLIANCE CHART			
SECTION	REQUIRED	EXISTING	PROPOSED
SALDO (\$148,000/1)	LANDSCAPED OFF-STREET PARKING AND LOADING AREAS SHALL HAVE A MIN. OF 10% OF THE AREA REPRESENTED BY APPROVED PLANTINGS	REQUIRED: 614,571.2 S.F. 614,571.2 S.F. x 10% = 61,457.1 S.F. EXISTING: 1,766 S.F. (0.28%)	REQUIRED: 614,571.2 S.F. 614,571.2 S.F. x 10% = 61,457.1 S.F. PROPOSED: 25,925.8 S.F. (4.2%)
SALDO (\$148,000/1)	IN SHOPPING CENTER, A MIN. OF 10% OF ALL AREAS NOT COVERED BY BUILDINGS SHALL BE REPRESENTED BY APPROVED PLANTINGS	REQUIRED: 643,855 S.F. 643,855 S.F. x 10% = 64,385.5 S.F. EXISTING: 1,865 S.F. (0.28%)	REQUIRED: 643,855 S.F. 643,855 S.F. x 10% = 64,385.5 S.F. PROPOSED: 29,143 S.F. (4.5%)
20000 (\$1219,000/1)	A MIN. OF ONE STREET TREE SHALL BE REQUIRED FOR EACH 30 FEET OF PUBLIC OR PRIVATE STREET LENGTH UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME PURPOSE.	TOTAL FRONTAGE: 1,918 L.F. 1,918 L.F. / 30 L.F. REQUIRED: 63.9 TREES EXISTING: 18 TREES	TOTAL FRONTAGE: 1,918 L.F. 1,918 L.F. / 30 L.F. REQUIRED: 63.9 TREES PROPOSED: 18 EXISTING TREES
20000 (\$1219,000/1)	IN ADDITION TO STREET TREES, A MINIMUM AVERAGE OF ONE DECIDUOUS SHADE TREE SHALL BE REQUIRED FOR EVERY 15 PARKING SPACES	TOTAL FRONTAGE: 670 L.F. 670 L.F. / 30 L.F. REQUIRED: 22.3 TREES EXISTING: 9 TREES	TOTAL FRONTAGE: 670 L.F. 670 L.F. / 30 L.F. REQUIRED: 22.3 TREES PROPOSED: 9 EXISTING TREES
20000 (\$1219,000/1)		TOTAL PARKING SPACES: 1,182 1,182 SPACES / 15 SPACES REQUIRED: 78.8 TREES EXISTING: 12 TREES	TOTAL PARKING SPACES: 1,182 1,182 SPACES / 15 SPACES REQUIRED: 78.8 TREES PROPOSED: 12 EXISTING AND 66 PROPOSED TREES FOR A TOTAL OF 78 TREES

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
CHECKED BY: R. WHITMORE
DATE: 2021-08-30
SHEET: LA2

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
CHECKED BY: R. WHITMORE
DATE: 2021-08-30
SHEET: LA2

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
CHECKED BY: R. WHITMORE
DATE: 2021-08-30
SHEET: LA2

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
CHECKED BY: R. WHITMORE
DATE: 2021-08-30
SHEET: LA2

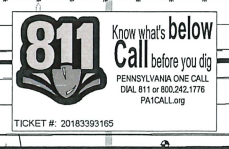
PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
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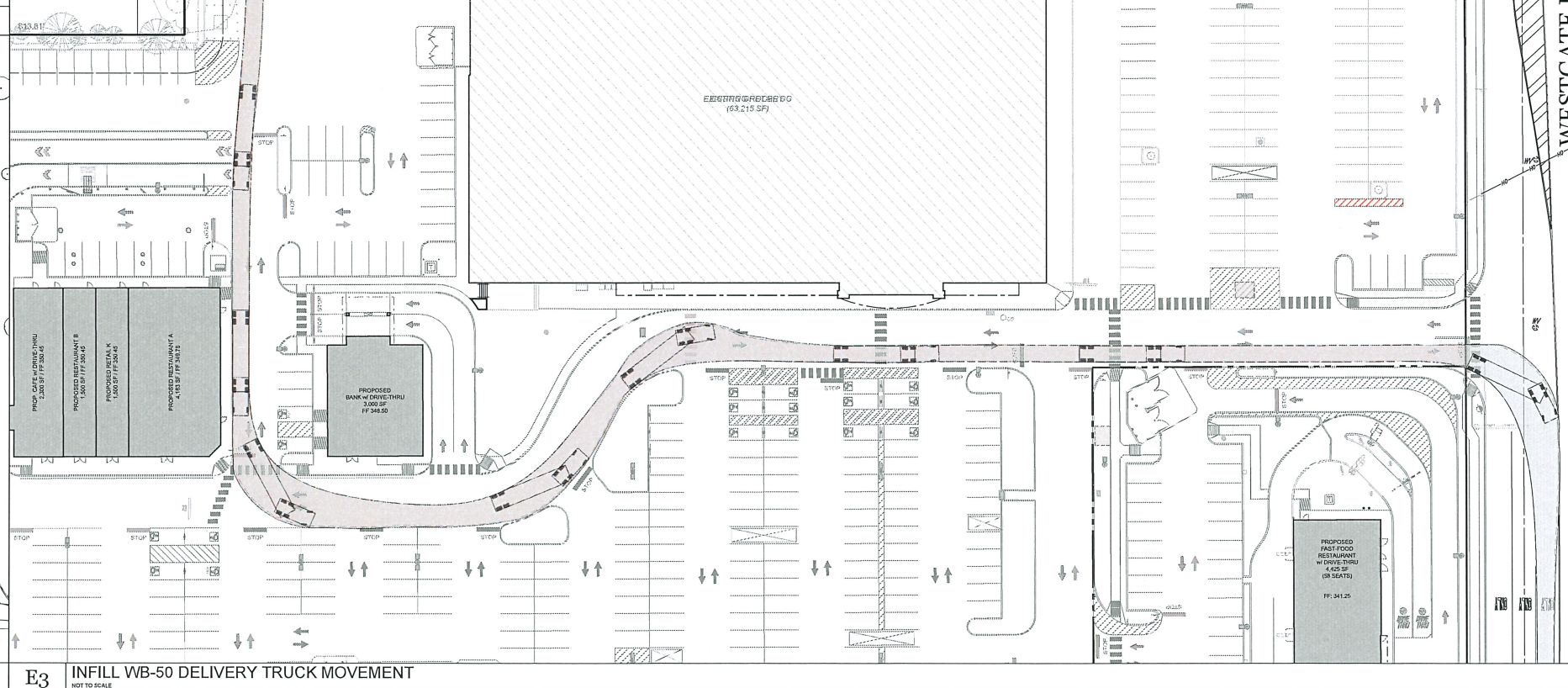
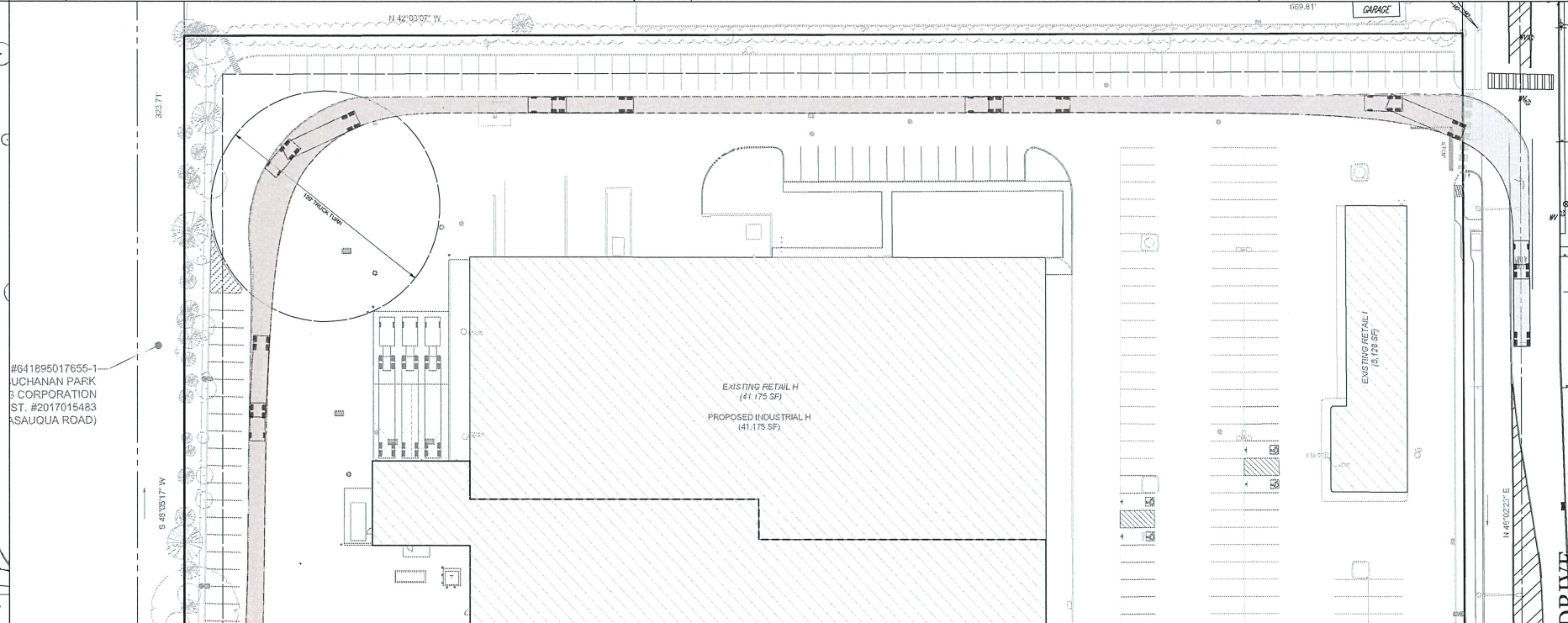
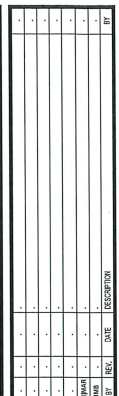
PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
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DATE: 2021-08-30
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PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
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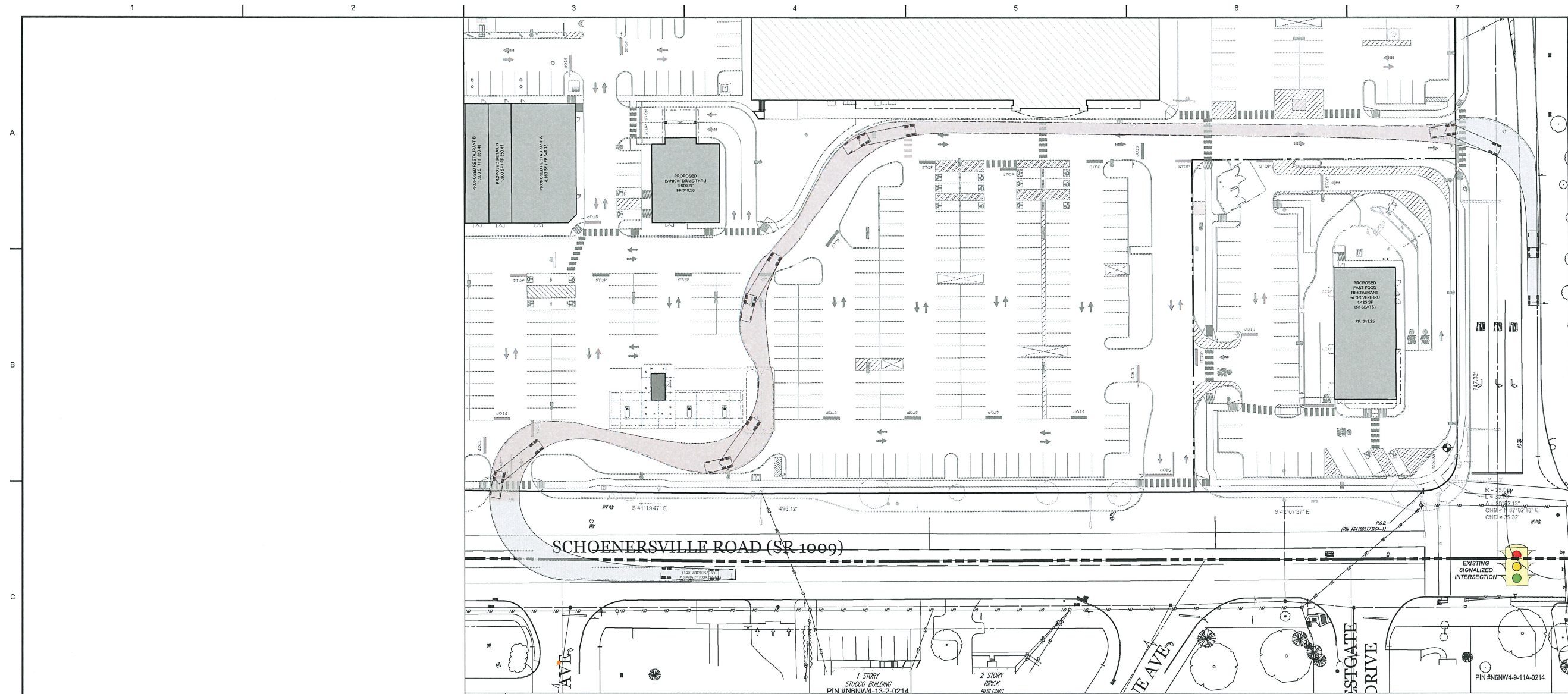
PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
CHECKED BY: R. WHITMORE
DATE: 2021-08-30
SHEET: LA2

PROJECT: WESTGATE MALL REDEVELOPMENT
SCHOENERSVILLE ROAD, CATARAUGUS & WESTGATE DRIVES
SCHOENERSVILLE, PENNSYLVANIA 16801
DRAWN BY: R. WHITMORE
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DATE: 2021-08-30
SHEET: LA2

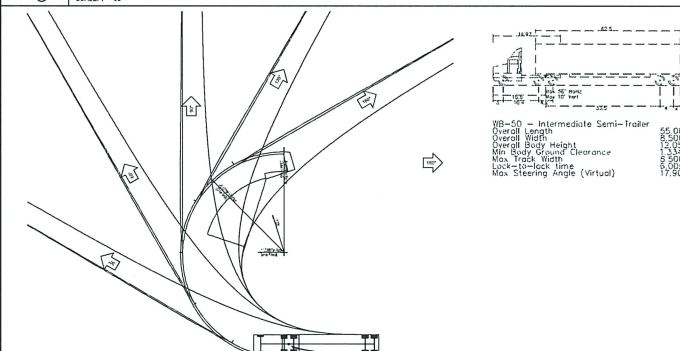




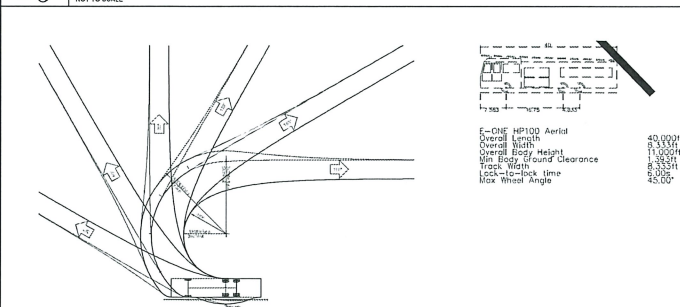
PROJECT: WESTGATE MALL REDEVELOPMENT PHASE 3 OUTPARCEL DEVELOPMENT 5000 RIVERSIDE BLVD. CONSUMERS WAREHOUSE SPACES 1000 WESTGATE MALL, WESTGATE CENTER, PENNSYLVANIA				PROJECT: 181115-0314 (11/18/18) DRAWN BY: M. TOTH CHECKED BY: R. WHITMORE CADIST: 180705, VEHICLE PHASED		RYAN T. WHITMORE PROFESSIONAL ENGINEER	
DATE: 2021-08-30		APPLICANT: WESTGATE MALL OWNER, LLC		NOT FOR CONSTRUCTION		REVISIONS:	
SHEET: VM1		TITLE: VEHICLE MOVEMENT PLAN		1. 201-04-21 2. 201-04-21 3. 201-04-21 4. 201-04-21 5. 201-04-21 6. 201-04-21 7. 201-04-21 8. 201-04-21 9. 201-04-21 10. 201-04-21 11. 201-04-21 12. 201-04-21 13. 201-04-21 14. 201-04-21 15. 201-04-21 16. 201-04-21 17. 201-04-21 18. 201-04-21 19. 201-04-21 20. 201-04-21 21. 201-04-21 22. 201-04-21 23. 201-04-21 24. 201-04-21 25. 201-04-21 26. 201-04-21 27. 201-04-21 28. 201-04-21 29. 201-04-21 30. 201-04-21 31. 201-04-21 32. 201-04-21 33. 201-04-21 34. 201-04-21 35. 201-04-21 36. 201-04-21 37. 201-04-21 38. 201-04-21 39. 201-04-21 40. 201-04-21 41. 201-04-21 42. 201-04-21 43. 201-04-21 44. 201-04-21 45. 201-04-21 46. 201-04-21 47. 201-04-21 48. 201-04-21 49. 201-04-21 50. 201-04-21 51. 201-04-21 52. 201-04-21 53. 201-04-21 54. 201-04-21 55. 201-04-21 56. 201-04-21 57. 201-04-21 58. 201-04-21 59. 201-04-21 60. 201-04-21 61. 201-04-21 62. 201-04-21 63. 201-04-21 64. 201-04-21 65. 201-04-21 66. 201-04-21 67. 201-04-21 68. 201-04-21 69. 201-04-21 70. 201-04-21 71. 201-04-21 72. 201-04-21 73. 201-04-21 74. 201-04-21 75. 201-04-21 76. 201-04-21 77. 201-04-21 78. 201-04-21 79. 201-04-21 80. 201-04-21 81. 201-04-21 82. 201-04-21 83. 201-04-21 84. 201-04-21 85. 201-04-21 86. 201-04-21 87. 201-04-21 88. 201-04-21 89. 201-04-21 90. 201-04-21 91. 201-04-21 92. 201-04-21 93. 201-04-21 94. 201-04-21 95. 201-04-21 96. 201-04-21 97. 201-04-21 98. 201-04-21 99. 201-04-21 100. 201-04-21		REVISIONS:	
DATE: 2021-08-30		APPLICANT: WESTGATE MALL OWNER, LLC		NOT FOR CONSTRUCTION		REVISIONS:	
SHEET: VM1		TITLE: VEHICLE MOVEMENT PLAN		1. 201-04-21 2. 201-04-21 3. 201-04-21 4. 201-04-21 5. 201-04-21 6. 201-04-21 7. 201-04-21 8. 201-04-21 9. 201-04-21 10. 201-04-21 11. 201-04-21 12. 201-04-21 13. 201-04-21 14. 201-04-21 15. 201-04-21 16. 201-04-21 17. 201-04-21 18. 201-04-21 19. 201-04-21 20. 201-04-21 21. 201-04-21 22. 201-04-21 23. 201-04-21 24. 201-04-21 25. 201-04-21 26. 201-04-21 27. 201-04-21 28. 201-04-21 29. 201-04-21 30. 201-04-21 31. 201-04-21 32. 201-04-21 33. 201-04-21 34. 201-04-21 35. 201-04-21 36. 201-04-21 37. 201-04-21 38. 201-04-21 39. 201-04-21 40. 201-04-21 41. 201-04-21 42. 201-04-21 43. 201-04-21 44. 201-04-21 45. 201-04-21 46. 201-04-21 47. 201-04-21 48. 201-04-21 49. 201-04-21 50. 201-04-21 51. 201-04-21 52. 201-04-21 53. 201-04-21 54. 201-04-21 55. 201-04-21 56. 201-04-21 57. 201-04-21 58. 201-04-21 59. 201-04-21 60. 201-04-21 61. 201-04-21 62. 201-04-21 63. 201-04-21 64. 201-04-21 65. 201-04-21 66. 201-04-21 67. 201-04-21 68. 201-04-21 69. 201-04-21 70. 201-04-21 71. 201-04-21 72. 201-04-21 73. 201-04-21 74. 201-04-21 75. 201-04-21 76. 201-04-21 77. 201-04-21 78. 201-04-21 79. 201-04-21 80. 201-04-21 81. 201-04-21 82. 201-04-21 83. 201-04-21 84. 201-04-21 85. 201-04-21 86. 201-04-21 87. 201-04-21 88. 201-04-21 89. 201-04-21 90. 201-04-21 91. 201-04-21 92. 201-04-21 93. 201-04-21 94. 201-04-21 95. 201-04-21 96. 201-04-21 97. 201-04-21 98. 201-04			



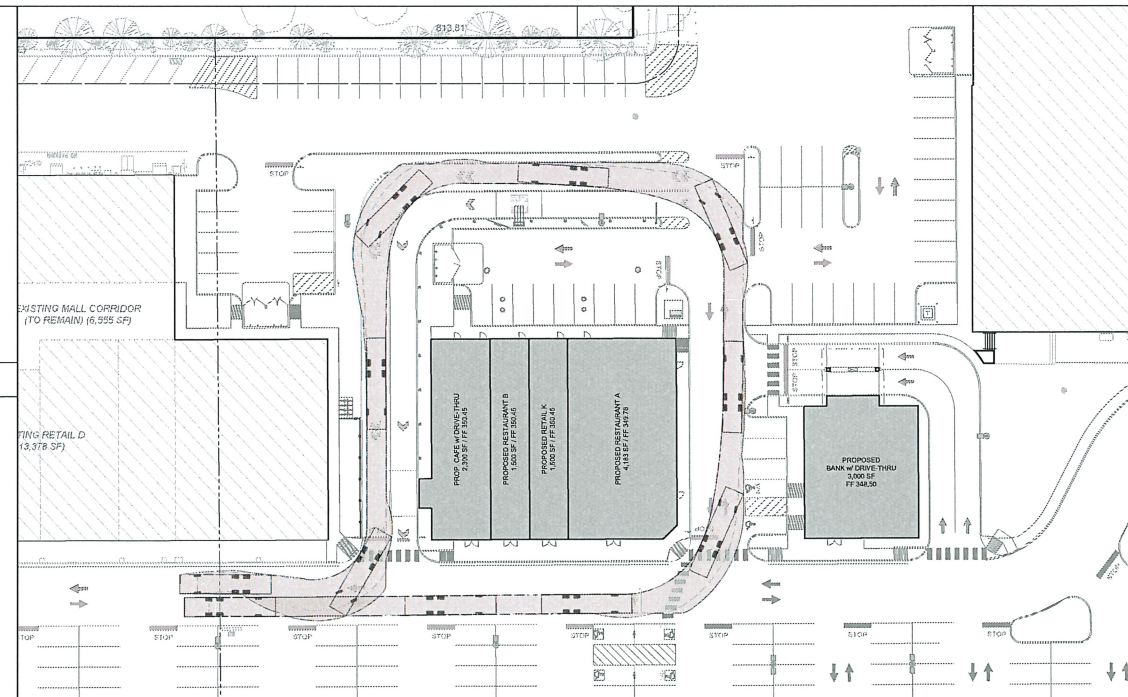
C3	WB50/FUEL TRUCK (WESTGATE/STORE FRONT MOVEMENT)	PIN:
	SCALE: 1" = 10'	



D3	WB50/FUEL TRUCK (WESTGATE/STORE FRONT MOVEMENT)
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E3	FIRE TRUCK DATA NOT TO SCALE
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E5 FIRE TRUCK (INFILL MOVEMENT)

REV.	DATE	REV.	DATE	DESCRIPTION	BY
1	10/15/10	1	10/15/10	REVIEW PER CITY COMMENTS AND TO INCLUDE PERIL DEVELOPMENT	PMH/MS
2	10/15/10	2	10/15/10	REVIEW PER CITY AND DOT COMMENTS	PMH/MS
3	10/15/10	3	10/15/10		
4	10/15/10	4	10/15/10		
5	10/15/10	5	10/15/10		
6	10/15/10	6	10/15/10		
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RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 000056
NOT FOR CONSTRUCTION

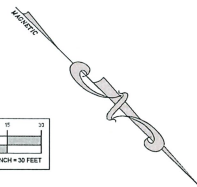
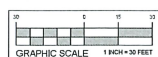
PROJECT No:	180015.03/04/05/06
DRAWN BY:	M. TOTH
CHECKED BY:	R. WHITMORE
Q4010.#	180015_VEHICLE_PHASE

LANDCORE
Engineering Consultants, P.C.

PO BOX 3753 456237
PHILADELPHIA, PENNSYLVANIA 19118-4035
PHONE 215-381-2510 | FAX 215-532-0438
LANDCORECONSULTING.COM



PROJECT:	WESTGATE MALL REDEVELOPMENT PHASE 3 OUTPARCEL DEVELOPMENT SCHENERSVILLE ROAD, CATASAGUA & WESTGATE DRIVES CITY OF BETHLEHEM, 1000 N. BUCK BRASSMAN, LENEXA CO, PENNSILVANIA	
APPLICANT:	WESTGATE MALL OWNER, LLC	
TITLE:	VEHICLE MOVEMENT PLAN	
DATE:	2021 - 08 - 30	
SHEET:	VM2	REV. No. 2



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