

LOCATION MAP
SCALE 1" = 1,000'
ALLENTOWN EAST PA. QUADRANGLE

SURVEY NOTES

THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF JUNE 24, 2018 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TRIMBLE S-5 8000TC TOTAL STATION AND A TRIMBLE S-8 OPS WITH KENNET.

UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF CONDUIT ABOVE-GROUND EXPOSURE. UNDERGROUND LINES WHOSE PRESENCE IS NOT SHOWN ON THE SURFACE BY MARKINGS OR STRUCTURES MAY NOT HAVE BEEN SHOWN. THIS PLAN DOES NOT GUARANTEE THAT ADDITIONAL UTILITIES DO NOT EXIST.

THE EXISTENCE AND LOCATIONS OF UNDERGROUND UTILITIES ON THE SITE SHALL BE VERIFIED BY THE CONTRACTOR IN ACCORDANCE WITH PA ACT 187 AND 121 PRIOR TO COMMENCING ANY EXCAVATION WORK.

PROPERTY OWNER NAME, DEED AND TAX PARCEL IDENTIFIER INFORMATION AS SHOWN IS BASED UPON NORTHAMPTON COUNTY TAX MAP RECORDS AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.

POINTS AS SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION INDICATE LINES MEASURED BY THIS SURVEY. LINES WITHOUT ANY GEOMETRIC ANNOTATION MAY HAVE BEEN PLOTTED USING RECORD INFORMATION AND ARE INTENDED FOR GENERAL SITE ORIENTATION ONLY.

BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON PA SOUTH ZONE STATE PLANE COORDINATE SYSTEM IN US FEET. DISTANCES AS SHOWN ARE GROUND MEASUREMENTS (NO GRID SCALE FACTOR HAS BEEN APPLIED).

ELEVATIONS AND CONTOURS AS SHOWN HEREON ARE BASED UPON GPS OBSERVATIONS USING A TRIMBLE R-8 WITH KENNET AND ARE ACCURATE WITHIN 0.15" OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.

PLAN REFERENCES: "BLOCK SURVEY SHOWING DEED AND OCCUPATION DISTANCES" BY R.L. FOX CITY ENGINEER, DATED 1838, "SOUTH BETHLEHEM GREENWAY" DATED 8/27/13, BY V.M. CLEGG ENGINEERING ASSOCIATES.

THIS SURVEY AND PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SHOW MOST DISCLOSE.

STREET RIGHT-OF-WAY INFORMATION HAS BEEN BASED UPON CITY OF BETHLEHEM BLOCK SURVEY MORE FULLY REFERENCED IN SURVEY NOTE B AND NOTED AS REFERENCED IN DOCUMENTS RECORDED IN THE NORTHAMPTON COUNTY RECORDER OF DEEDS OFFICE.

THIS PROPERTY IS NOT IN A 100 YEAR FLOODPLAIN AS PER FEMA FIRM MAP 42095C0307E, EFFECTIVE JULY 16, 2014.

EXISTING PROPERTY GRADES

- SLOPES 0-15%
- SLOPES 15-25%
- SLOPES 25%-35%
- SLOPES OVER 35%

SOILS DATA:

UkaB Urban land - 0-8% slopes
(Data for area of development only)
(Data taken from USDA Web Soil Survey)

FLOOD PLAN NOTE:
Information from the National Flood Insurance Program was obtained for the site. Northampton County Flood Insurance Rate Map number 42095C0307 E, effective date July 16, 2014.
No flood plain exists within the proposed development area.

WETLAND NOTE

BY APPROVAL OF THIS PLAN, THE CITY OF BETHLEHEM HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN, AND ANY ENDSUREMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBGOVERNER AND/OR DEVELOPER, HIS HEIRS AND ASSIGNS, AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SAID ENDSUREMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

Keystone Consulting Engineers has determined through field verification that no wetlands exist within the subject property. The inventory for wetland conditions was conducted according to Federal and State guidelines as described in the Regional Supplement to Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 as the agreed to process for identifying and delineating wetlands in Pennsylvania.

No wetlands exist within the development area.

ENGINEER CERTIFICATION

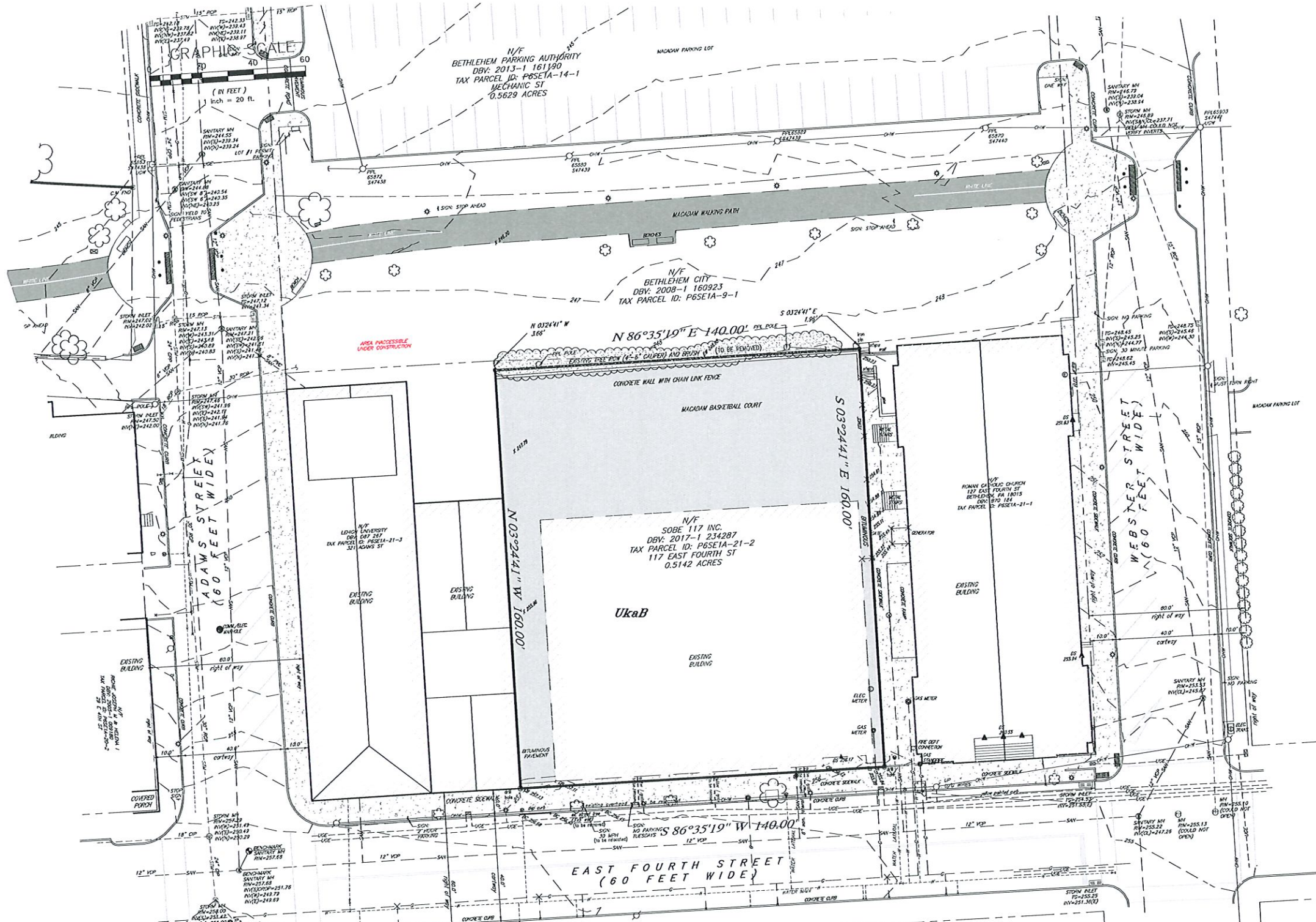
I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, PARKING AREAS, WALKWAYS, AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN HEREON.

ERIC S. SNIDER, P.E. 056871
853 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639
KRESGEVILLE, PA 18055
610-581-5235



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

IN COMPLIANCE WITH ACT 38, IT SHALL BE THE CONTRACTOR'S 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 - CALL



SHEET INDEX

PLAN TITLE	SHEET NUMBER
SITE ANALYSIS PLAN	1 OF 7
LAND DEVELOPMENT PLAN	2 OF 7
GRADING & UTILITY PLAN	3 OF 7
LANDSCAPE / LIGHTING PLAN	4 OF 7
EROSION CONTROL & DEMO. PLAN	5 OF 7
EROSION CONTROL DETAILS	6 OF 7
DETAILS	7 OF 7



MAP LEGEND

	FERC HOLE		EX. SPOT ELEVATION
	SOIL PROBE		EX. CONTOUR
	CONCRETE MONUMENT		PROP. CONTOUR
	IRON PIN		PROP. WATERMAIN
	RIP RAP		PROP. SAN. MAIN
	STREET SIGN		EX. SAN. MAIN
	STOP SIGN		PROP. FIRE HYDRANT
	POST		EX. FORCE MAIN
	STREET ADDRESS		EX. FIRE HYDRANT
	SHEET NUMBER FOR PLAN CONTINUATION		MANHOLE
			CATCH BASIN
			HEADWALL
			GUTTER/RAIL
			RR TRACK
			STONE WALL
			RETAIN WALL
			FENCE
			EXISTING RIGHT OF WAY
			SOILS BOUNDARY
			ULTIMATE RIGHT OF WAY
			PROPERTY LINE
			CENTERLINE
			EASEMENT LINE
			ADJACENT PROPERTY LINE
			WATER LATERAL WITH METER FIT

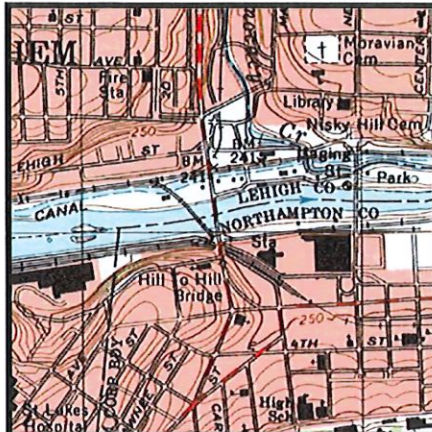
KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESGEVILLE, PA 18055 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem, West Office: Allentown
www.kceinc.com



SITE ANALYSIS / EXISTING RESOURCES PLAN FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS	DATE	BY
DDH	07/19/22	1

DESIGNED BY:	DDH
DRAWN BY:	ESS
CHECKED BY:	ESS
DATE:	10/01/21
SCALE:	1"=20'
JOB NUMBER:	CA-17-085
SHEET:	1 OF 7



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

SURVEY NOTES

THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF JUNE 24, 2018 BY KEYSTONE CONSULTING ENGINEERS, INC. USING A TRIMBLE S-5 300000 TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEENEY.

GENERAL NOTES

- 1) 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 state 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.

SITE DATA

- 1. OWNER / DEVELOPER: SOBE 117, INC. 2005 CITY LINE ROAD, SUITE 106 BETHLEHEM, PA 18018-7701 DENNIS BENNER, ESQ. 610-867-3900 email address: dbenner@sobe.net

SANITARY SEWER CALCS

- 1) the proposed building will consist of 30 apartment units: 10 Studio Apartments, 40 1 Bedroom Units and 20 2 Bedroom Units. City of Bethlehem sewage flows for 1 bedroom apartments is 150 gpd and 187.5 for 2 bedroom apartments. 50' x 150' = 7500 and 20' x 118.5' = 2370. Total apartment flow is 11,250 gpd. There is a 2700 sq. ft. retail space on the 1st floor. The projected flows for the retail space is 400 gpd. Total project sewage flow for this project is 11,650 gpd.

I, DENNIS E. BENNER OF SKYLINE WEST, LLC BEING DULY SWORN ACCORDING TO LAW, AND ACTING IN MY CAPACITY AS OWNER DOPOSE 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

SOBE 117, INC.
DENNIS E. BENNER, MANAGING PARTNER
Sworn and Subscribed before me this _____ day of _____, A.D. 20 _____



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. SWIGER, P.E. 065671
863 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639
KRESEVILLE, PA 180355
610-851-5235

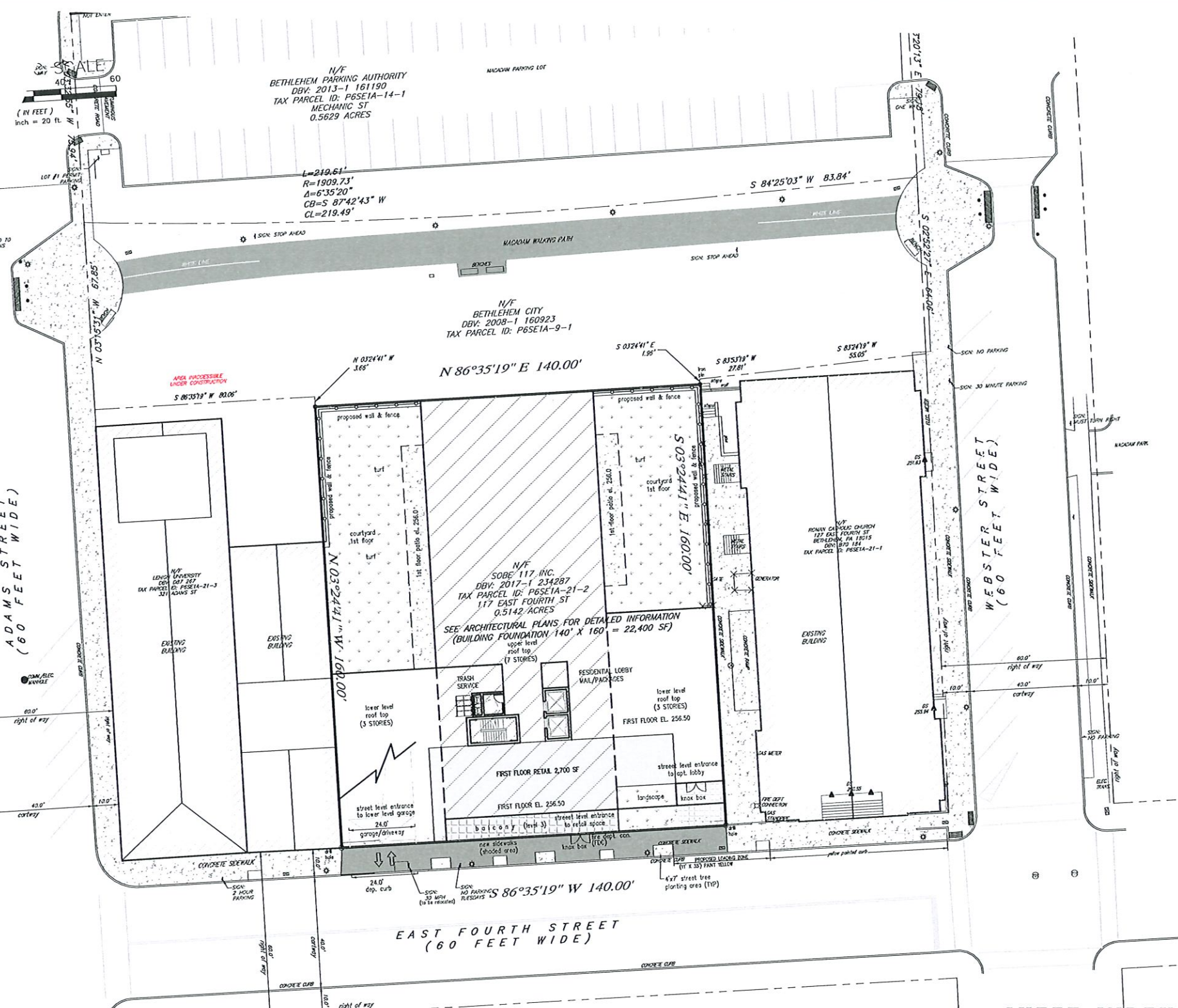
STATEMENT OF INTENT
The intent of the owner/developer to raise the existing bolt building structure and moccasin area to construct a 7 story apartment building with retail space on the first floor, a parking garage is planned for the lower level (subsurface) for the tenants. The building will utilize public water and sewer. Access will be via E. 4th Street.

NOTE: there is a decrease in the impervious coverage of this lot. (pre-development vs post-development)
existing impervious coverage - 22,400.00 sq. ft.
proposed impervious coverage - 16,321.47 sq. ft. (including walks & patio)
Net decrease of impervious coverage - 6,078.53 sq. ft.

County NORTHAMPTON Zoning CB - CENTRAL BUSINESS
Ward 3 City Block 4
Scale 1" = 20'
Original Subdivision N/A
Plan Title LAND DEVELOPMENT PLAN FOR: SOBE 117, INC.
Applicant SOBE 117, INC. Phone 610-867-3900
Date of Plan 10/01/21
Revision _____
Revision _____
Revision _____

REVIEWED _____ BY THE LEHIGH VALLEY PLANNING COMMISSION.
PLANNER
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



SHEET INDEX

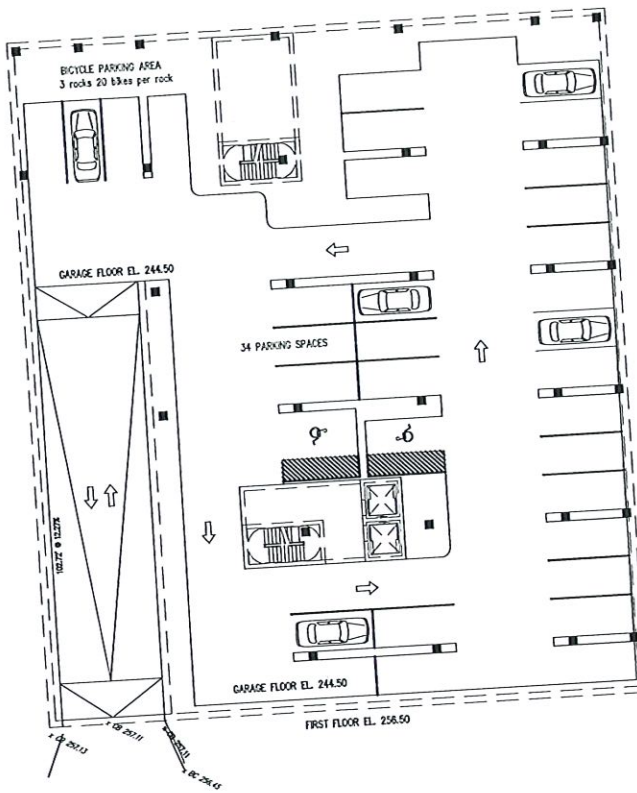
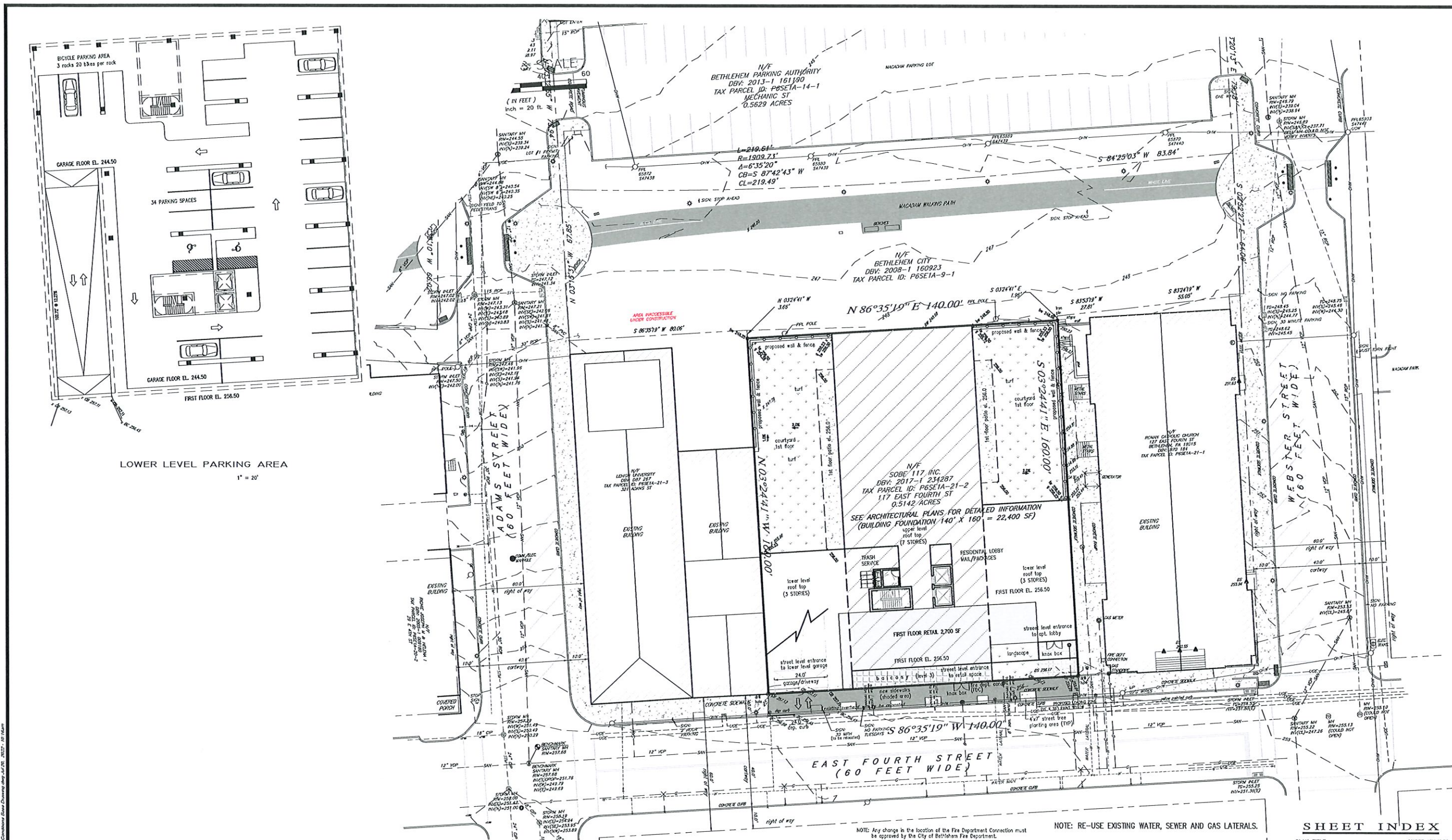
PLAN TITLE	SHEET NUMBER
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LANDSCAPE / LIGHTING PLAN	4 OF 7
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MAP LEGEND
PERC HOLE, SOIL PROBE, CONCRETE MONUMENT, IRON PIN, RIP RAP, STREET SIGN, STOP SIGN, POST, STREET ADDRESS, SHEET NUMBER FOR PLAN CONTINUATION, DUCT/2 WETLAND MARKER, SOILS TYPE, UTILITY POLE, LIGHT, VALVE/WSD-VAL, PROP. FIRE HYDRANT, EX. FIRE HYDRANT, MANHOLE, CATCH BASIN, HEADWALL, EX. SPOT ELEVATION, EX. CONTOUR, PROP. CONTOUR, EX. WATERMAN, PROP. WATERMAN, EX. SAN. MAIN, PROP. SAN. MAIN, EX. FORCE MAIN, PROP. STORM PIPE, EX. STORM PIPE, CENTERLINE, EASEMENT LINE, ADJACENT PROPERTY LINE, WATER LATERAL WITH METER FIT

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863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESEVILLE, PA 18033 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem, West Office: Allentown
www.kceinc.com

FINAL LAND DEVELOPMENT PLAN FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY: KCE
DRAWN BY: DBH
CHECKED BY: DBH
DATE: 10/01/21
SCALE: 1"=20'
JOB NUMBER: CN-17-085
SHEET: 2 OF 7



LOWER LEVEL PARKING AREA
1" = 20'

NOTE: there is a decrease in the impervious coverage of this lot.
(pre-development vs post-development)
existing impervious coverage - 22,400.00 sq. ft.
proposed impervious coverage - 16,321.47 sq. ft. (including walks & patio)
Net decrease of impervious coverage - 6,078.53 sq. ft.

NOTE: Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.
NOTE: RE-USE EXISTING WATER, SEWER AND GAS LATERALS.

**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 - call



MAP LEGEND		WAP LEGEND	
▲	PERC HOLE	X.447	EX. SPOT ELEVATION
○	SOIL PROBE	---	EX. CONTOUR
□	CONCRETE MONUMENT	---	PROP. CONTOUR
○	IRON PIN	---	PROP. WATERMAIN
+	RIP RAP	---	PROP. SAN MAIN
+	STREET SIGN	---	EX. SAN MAIN
+	STOP SIGN	---	EX. FORCE MAIN
+	POST	---	EX. FIRE HYDRANT
+	STREET ADDRESS	---	MANHOLE
+		---	CATCH BASIN
+		---	HEADWALL
+		---	EX. STORM PIPE
+		---	PROP. STORM PIPE
+		---	TREELINE
+		---	HEDGE ROW
+		---	GENERAL
+		---	FR TRACK
+		---	STONE WALL
+		---	RETAIN WALL
+		---	FENCE
+		---	EXISTING RIGHT OF WAY
+		---	SOILS BOUNDARY
+		---	ULTIMATE RIGHT OF WAY
+		---	PROPERTY LINE
+		---	CENTERLINE
+		---	EASEMENT LINE
+		---	ADJACENT PROPERTY LINE
+		---	WATER LATERAL WITH METER FIT

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REVISIONS

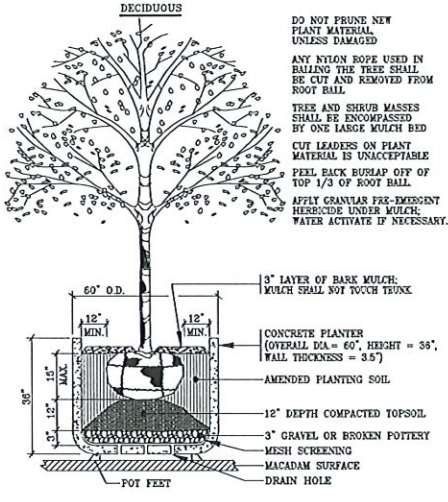
NO.	DATE	DESCRIPTION
1	07/19/22	

DESIGNED BY: KCE
DRAWN BY: DBH
CHECKED BY: DBH
DATE: 10/01/21
SCALE: 1"=20'
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SHEET: 3 OF 7

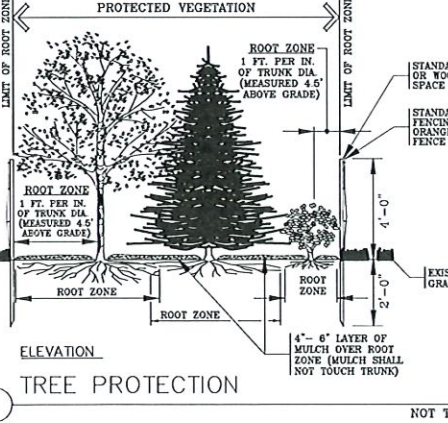
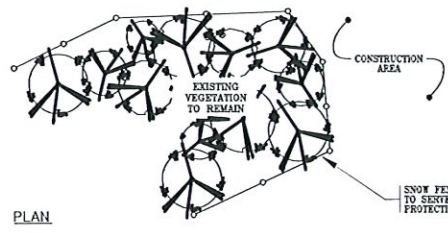
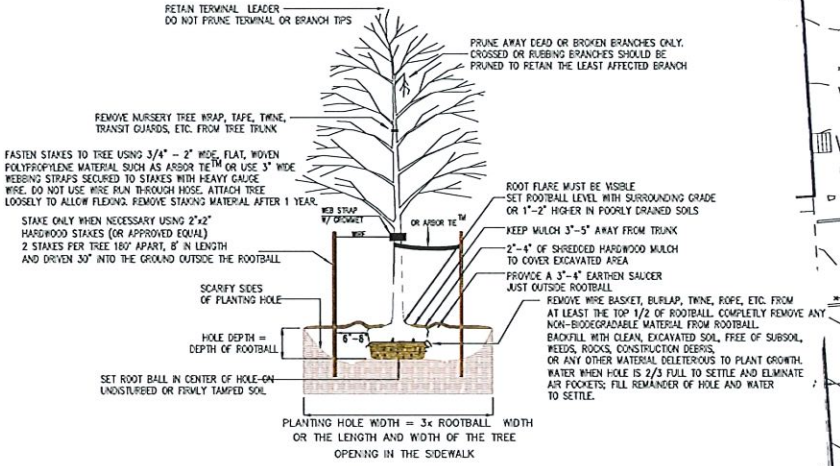


GRADING & UTILITY PLAN FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

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CONTAINER TREE PLANTING DETAIL
NOT TO SCALE



LANDSCAPE NOTES

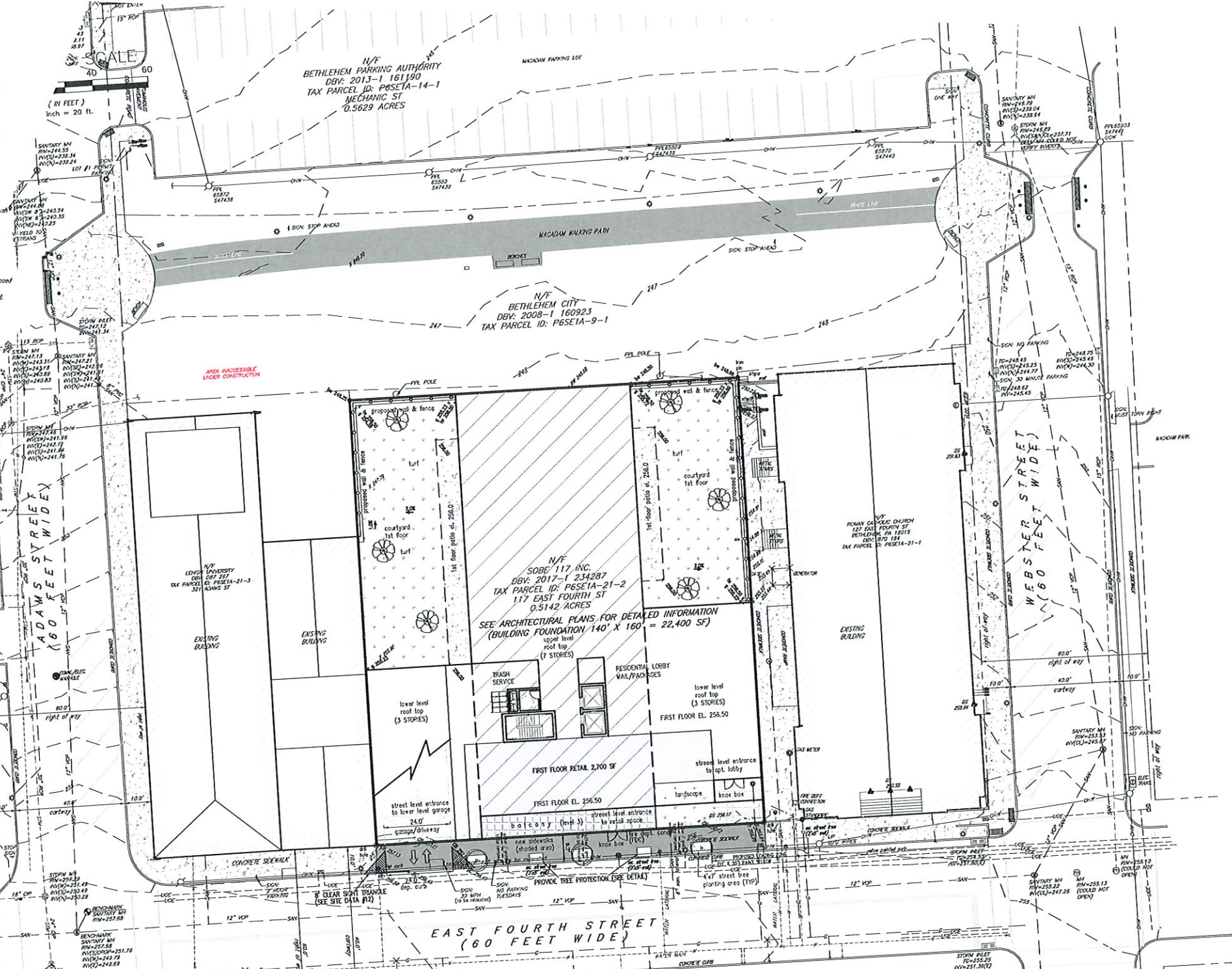
- No soil disturbance or compaction, construction materials, traffic, burial pits, trenching or other land disturbance is allowed in the tree protection zone unless indicated on the plan.
- Baricodes must be installed prior to any destruction and/or construction activity. The root protection zone shall be the area encompassed by a circle with a radius extending 125 ft. from the trunk of the tree for every inch DBH (diameter of breast).
- Violations of tree protection requirements are subject to penalty per City ordinance.
- All trees on public property are protected by ordinance; no pruning, root pruning of roots over one inch in diameter, and/or tree removal is to be performed without a permit and work must be performed by a City licensed tree contractor.
- All plant materials are to conform to the American Standard for Nursery Stock, Latest Edition, American Nursery and Landscape Association.
- Street and parking lot trees shall be a minimum of 18 in. height and have a single straight trunk with the first lateral branch at 7 above the root ball. Trees with an upright branching habit, such as redbuds, may have the first lateral branch at 6' above the root ball.
- All landscaping shall conform to the current edition of the Arboricultural Specifications and Standards of Practice of the City of Bethlehem.

Inure that principles of good landscaping and design are adhered to and implemented, each site plan submitted for approval shall provide for:

- The preservation of desirable existing trees and shrubs.
- The preservation, insofar as possible, of natural rock outcroppings and natural topographic features; no natural rock outcroppings are located on-site.
- Adequate planting density, proposed plantings meet the City requirements.
- A variety of plant species to provide interest throughout the year with color and texture of foliage, bark, flowers and fruit that are employed at various seasons; two different tree types are proposed.
- Proper selection and diversification of plant species to minimize the possibility of damage due to insects and disease; two different tree types are proposed.
- Plant species which are suitable for use in Bethlehem soil conditions; and two different tree types are proposed that meet the City's plant list.
- Proper plant sizes at the time of installation to insure a successful planting; two different tree types are proposed that meet the City's plant list.

- OWNER / DEVELOPER: SOBE 117, INC. 2005 CITY LINE ROAD, SUITE 106 BETHLEHEM, PA 18017-1721 DENNIS BENNER, ESQ. 610-887-3922 email address: dbenner@so117.net
- ARCHITECT: SOBE 117, INC. 204 MARKET STREET, SUITE 300 PHILADELPHIA, PA 19103 ANDREW TOK, AIA 215-268-3822
- ENGINEER: KEYSTONE CONSULTING ENGINEERS 683 INTERCHANGE ROAD, SUITE 101 KRESGEVILLE, PA 18033 GARRIN HEIDMAN 610-681-5235
- NORTHAMPTON COUNTY TAX ASSESSMENT OWNERS OF RECORD: SOBE 117, INC. 117 E. 4TH STREET TAX MAP: P6SE1A-BLOCK 21, LOT 2 DEED BOOK VOLUME 2017-1 PAGE: 234287 LOT AREA = 0.5142 ACRES

- TOTAL NUMBER OF LOTS BEING DEVELOPED = 1
- TOTAL AREA BEING DEVELOPED = 85,841 SQUARE FEET
- TOTAL NUMBER OF APARTMENTS PROPOSED = 70
- TOTAL NUMBER OF CONDOMINIUM UNITS = 1
- PROPERTY IS ZONED AS: O-1 - CENTRAL BUSINESS DISTRICT
- MINIMUM LOT SIZE: MINIMUM LOT WIDTH: 15' MINIMUM FRONT YARD SETBACK: 0' MINIMUM SIDE YARD SETBACK: 0' MINIMUM REAR YARD SETBACK: 0' MAXIMUM BUILDING HEIGHT: 100' MAXIMUM BUILDING COVERAGE: 100%
10. THE PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND SEWER.
11. PARKING FOR THE FAMILY, TWO OR FEWER BEDROOMS - 1.75 PER UNIT 30 UNITS X 1.75 = 113 SPACES
- PROPOSED IN-COURT PARKING = 34 SPACES (2 HANDICAP)
- NORTHAMPTON STREET PARKING IS AVAILABLE.
- THE SITE IS ON A PUBLIC TRANSPORTATION BUS ROUTE. BIKERACKS ARE PROPOSED.



PLANTING SCHEDULE - STREET TREES

KEY	QTY	BOTANICAL/NAME	COMMON/NAME	SIZE COND.	REMARKS	HEIGHT SPREAD
3	3	Gleditsia triacanthos	Honeylocust thornless	2.5" Col. B & B	Deciduous	40'-60' 12'-15'
6	6	Acer palmatum atropurpureum	Japanese Red Maple	2.5" Col. B & B	Deciduous	15'-20' 15'-20'

NOTE: there is a decrease in the impervious coverage of this lot. (pre-development vs post-development)

existing impervious coverage - 22,400.00 sq. ft.
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Net decrease of impervious coverage - 6,078.53 sq. ft.

SCALE: 1"=20'

MAP LEGEND

- PERC HOLE
- SOIL PROBE
- CONCRETE MONUMENT
- IRON PIN
- RIP RAP
- STREET SIGN
- POST
- STREET ADDRESS
- VEGETATED
- STREET TREE SHOWN WITHIN A 4' X 7' VEGETATED BED (TREE WALL)
- 5' DIAMETER PLANTING CONTAINER (SEE DETAIL ON THIS SHEET)
- PARKING LOT TREE SHOWN WITHIN A 5' DIAMETER PLANTING CONTAINER (SEE DETAIL ON THIS SHEET)

NOTE: RE-USE EXISTING WATER, SEWER AND GAS LATERALS.

NOTE: Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.

PLAN TITLE SHEET NUMBER

SITE ANALYSIS PLAN	1 OF 7
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DESIGNED BY: KCE
DRAWN BY: DBH
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LANDSCAPE PLAN FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

SCHEDULE OF EARTH MOVING GENERAL NOTES:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
2. STABILIZATION IS DEFINED AS A 70% UNIFORM PERENNIAL VEGETATIVE COVER OVER THE ENTIRE DISTURBED AREA. ROADWAYS OR PARKING AREAS SHALL AT LEAST HAVE A CLEAN SUBGRADE IN PLACE.
3. PRIOR TO ANY EXCAVATION THE AREA SHALL BE CLEARED AND GRUBBED AND ALL TOPSOIL SHALL BE STOCKPILED AS PER THE APPROVED EAS PLAN.
4. INSPECT AND MAINTAIN EXISTING SEDIMENT AND EROSION CONTROL BMPs ON A WEEKLY BASIS AS WELL AS AFTER EACH RAINFALL EVENT. REPAIR OR REPLACE IMMEDIATELY.
5. ALL INLETS DOWNSLOPE OF EARTH DISTURBANCE THAT HAVE THE CAPACITY TO RECEIVE SEDIMENT LOADED RUNOFF SHALL HAVE INLET PROTECTION INSTALLED AS PER THE PLAN.
6. ANY DISTURBED AREAS CAUSED BY THE REMOVAL OF EROSION CONTROL FACILITIES AND ANY DISPLACED SEDIMENT SHALL BE IMMEDIATELY FERTILIZED, SEEDED AND MULCHED. RE-Spread TOPSOIL AND IMMEDIATELY FERTILIZE. SEED WITH A PERMANENT SEED MIXTURE AND MULCH.

SCHEDULE OF EARTH MOVING:

- A. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED ON THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.
- B. CAP AND OR SHUT OFF ALL EXISTING UTILITIES (WATER, SEWER, ELECTRIC, GAS) PRIOR TO START OF DEMOLITION. OBTAIN ALL REQUIRED PERMITS TO SHUT OFF UTILITIES.
- C. INSTALL ROCK CONSTRUCTION ENTRANCES.
- D. INSTALL COMPOST FILTER SOCK RUNS AND INLET PROTECTION.
- E. COMPLETE DEMOLITION WORK.
- F. INSTANT CONSTRUCTION CONCRETE WASHOUT FACILITY SHALL BE INSTALLED PRIOR TO CONCRETE POURING.
- G. STABILIZE ALL DISTURBED AREA.
- H. WHEN ALL AREAS TRIBUTARY TO A BMP ARE CONSIDERED STABILIZED THE BMP SHALL BE REMOVED. ALL AREAS DISTURBED BY THE REMOVAL OF THE BMP SHALL BE IMMEDIATELY STABILIZED.

NOTE: THE LEHIGH RIVER IS THE WATERBODY RECEIVING RUNOFF FROM THIS SITE AND IS LOCATED TO THE NORTH. THE CHAPTER 93 CLASSIFICATION IS WARM WATER FISHERY, MIGRATORY FISHERIES (WWF).

APPLICANT/OWNER:

SOBE 117, INC.
2025 CITY LINE ROAD, SUITE 106
BETHLEHEM, PA 18017
TELEPHONE #: (610) 867-3903

BMP - SEDIMENT REMOVAL NOTE

DURING THE OPERATION AND MAINTENANCE OF EAS BMPs, FOR THE LIFE OF THE EAS BMPs, ALL SEDIMENT REMOVED SHALL BE DISPOSED OF IN A MANNER AS TO NOT CAUSE RE-SEDIMENTATION. IF REDISTRIBUTED THE SEDIMENT SHALL IMMEDIATELY BE STABILIZED WITH PERMANENT VEGETATION OR MULCH. THE SEDIMENT SHALL BE DEPOSITED OUTSIDE OF FLOODPLAINS, FLOODWAYS AND DRAINAGE WAYS.

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EXISTING GRADES

SLOPES 0-15%

SLOPES 15-25%

SLOPES EXCEEDING 25%

ALL EXISTING SLOPES/GRANDES OF THE SITE ARE BETWEEN 0-15%

SOILS DATA:

UkaB - Urban land, 0-3% slopes

(Data for area of development only)
(Data taken from USDA Web Soil Survey)

FLOOD PLAN NOTE:

Information from the National Flood Insurance Program was obtained for the site. Northampton County Flood Insurance Rate Map number 420950307 E, effective date July 15, 2014.

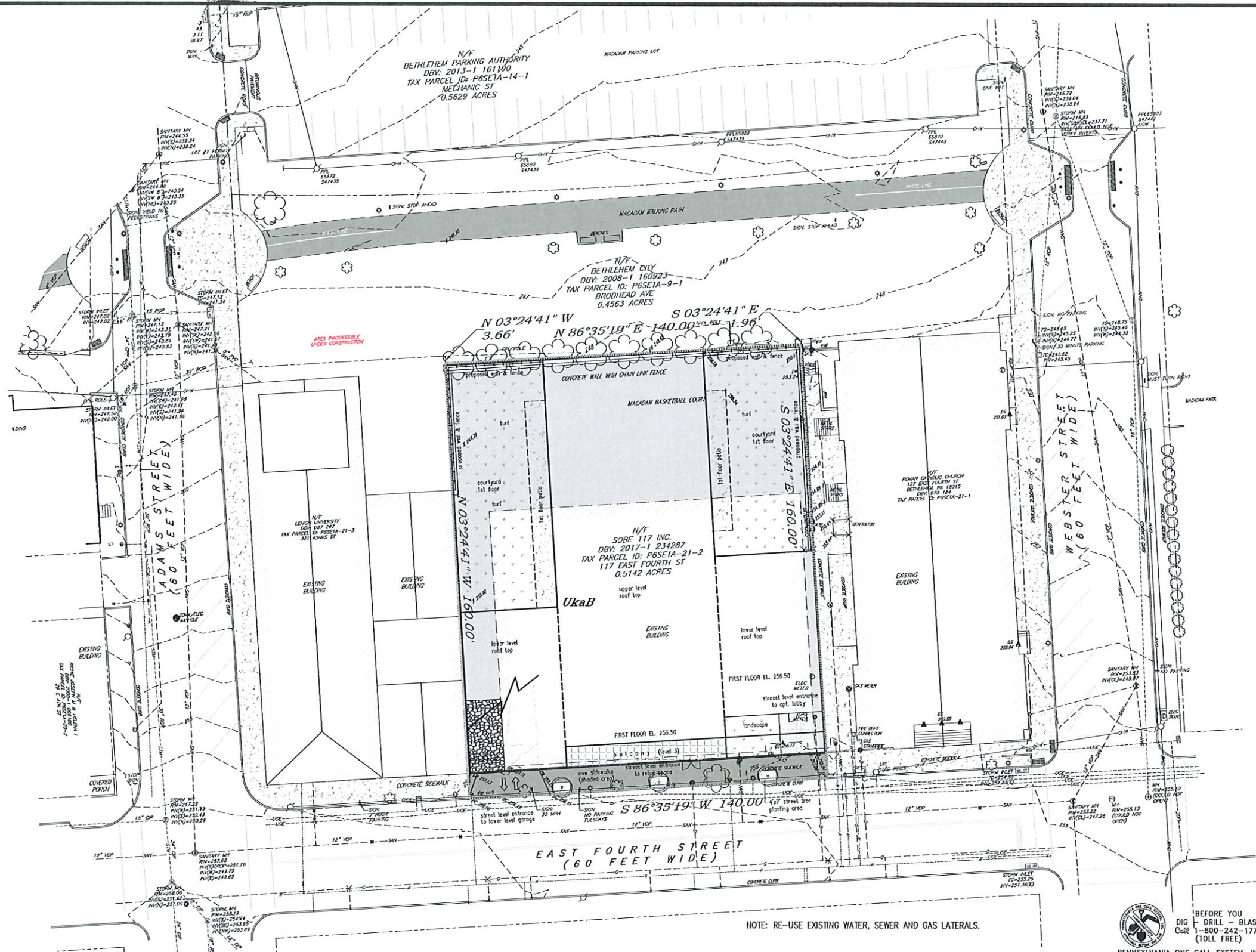
No flood plain exists within the proposed development area.

WETLAND NOTE

BY APPROVAL OF THIS PLAN, THE CITY OF BETHLEHEM HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN, AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE SUBMITTER AND/OR DEVELOPER, HIS HEIRS AND ASSIGNS, AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

Keystone Consulting Engineers has determined through field verification that State or Federally regulated wetlands do not exist within the boundaries shown on the plan for the proposed site. This finding for wetland conditions was conducted according to Federal and State guidelines as described in the Regional Supplement to Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region, Version 2.0 as agreed to process for identifying and delineating wetlands in Pennsylvania.

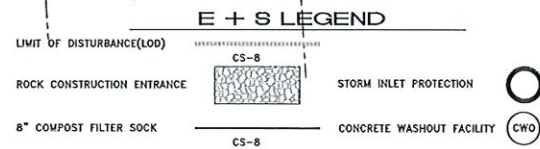
No wetlands exist within the development area.



NOTE: RE-USE EXISTING WATER, SEWER AND GAS LATERALS.

NOTE: there is a decrease in the impervious coverage of this lot.
(pre-development vs post-development)

existing impervious coverage - 22,400.00 sq. ft.
proposed impervious coverage - 16,321.47 sq. ft. (including walks & patio)
Net decrease of impervious coverage - 6,078.53 sq. ft.



TOPOGRAPHIC AND EXISTING FEATURE INFORMATION AND SURVEY BOUNDARY

THE TOPOGRAPHIC & EXISTING FEATURES INFORMATION SHOWN HEREIN WAS COMPILED FROM A FIELD SURVEY COMPLETED BY LEHIGH ENGINEERING ASSOC., INC. ON JUNE 2016. AND FIELD VERIFICATION COMPLETED BY KEYSTONE CONSULTING ENGINEERS ON APRIL 2019.

ADJOINING PROPERTY INFORMATION

THE METES AND BOUNDS SHOWN WERE OBTAINED FROM THE DEEDS OF RECORD. ADJACENT OWNER INFORMATION WAS COMPILED FROM NORTHAMPTON COUNTY ASSESSMENT RECORDS.

WETLAND INFORMATION

NO WETLANDS ARE EVIDENT ON THIS SITE

SHEET INDEX

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LAND DEVELOPMENT PLAN	2 OF 7
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LANDSCAPE / LIGHTING PLAN	4 OF 7
EROSION CONTROL & DEMO. PLAN	5 OF 7
EROSION CONTROL DETAILS	6 OF 7
DETAILS	7 OF 7

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. SNIDER, P.E. 056871
655 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639
KRESGEVILLE, PA 180333
610-581-5235

MAP LEGEND

PERC HOLE	WETLAND MARKER	EX. SPOT ELEVATION	CONCRETE
SOIL PROBE	SOILS TYPE	EX. CONTOUR	IRON PIN
CONCRETE MONUMENT	UTILITY POLE	PROP. CONTOUR	RIP RAP
IRON PIN	VALVE/WSC-VAL	PROP. WATERMAIN	STREET SIGN
STOP SIGN	PROP. FIRE HYDRANT	PROP. SAN. MAIN	POST
POST	EX. FIRE HYDRANT	EX. SAN. MAIN	STREET ADDRESS
STREET ADDRESS	PROP. STORM PIPE	EX. FORCE MAIN	POST NUMBER FOR PLAN CONTINUATION
POST NUMBER FOR PLAN CONTINUATION	EX. STORM PIPE	PROP. STORM PIPE	
	TRAILLINE	WATER LATERAL WITH WATER FIT	
	HEDGE ROW		

NOTE: Shaded text represents existing features.

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

PENNSYLVANIA ONE CALL SYSTEM, INC.
In compliance with Act 38, it shall be the Contractor's 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 - call serial no. 201908B1196

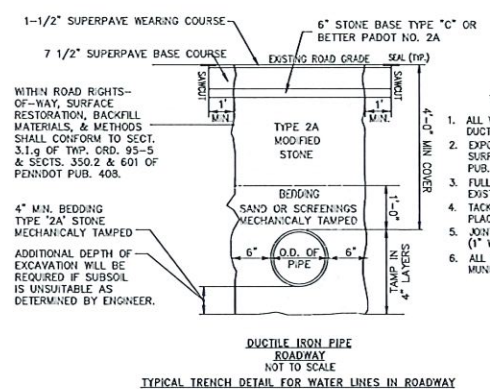
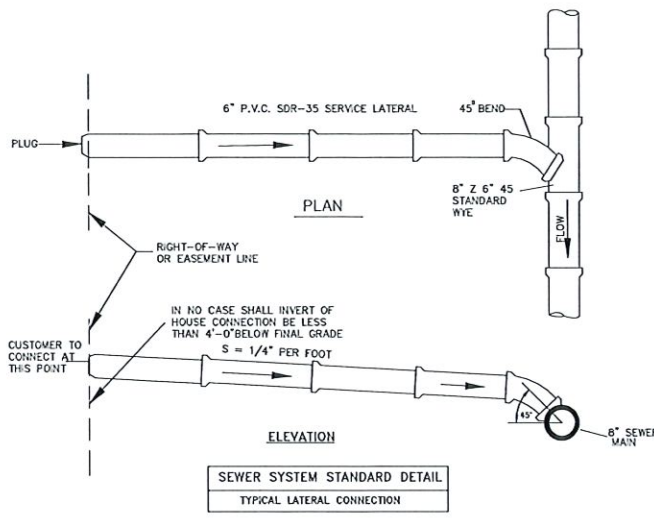
KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESGEVILLE, PA 18033 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem, West Office: Allentown
www.kceinc.com

KEYSTONE CONSULTING ENGINEERS

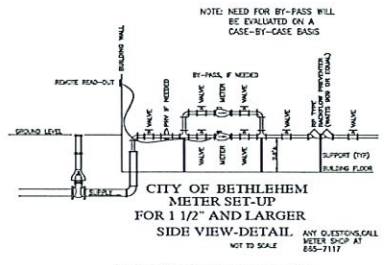
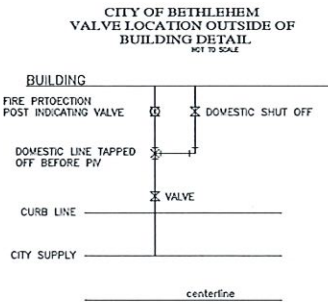
EROSION CONTROL & DEMO PLAN FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY, PENNSYLVANIA

DESIGNED BY:	KCE
DRAWN BY:	DBH
CHECKED BY:	DBH
DATE:	10/01/21
SCALE:	1"=20'
JOB NUMBER:	CN-17-085
SHEET:	5 OF 7

Northampton County/City of Bethlehem/CEN-17-085-Sub E/17th Street/08/20/2021 - 11:27 AM

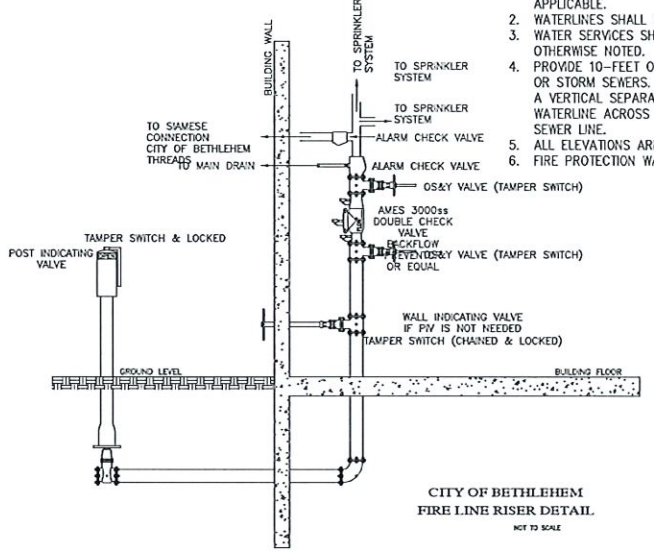
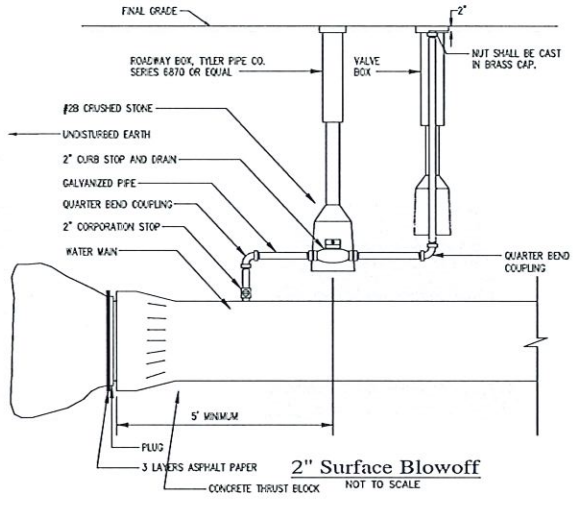
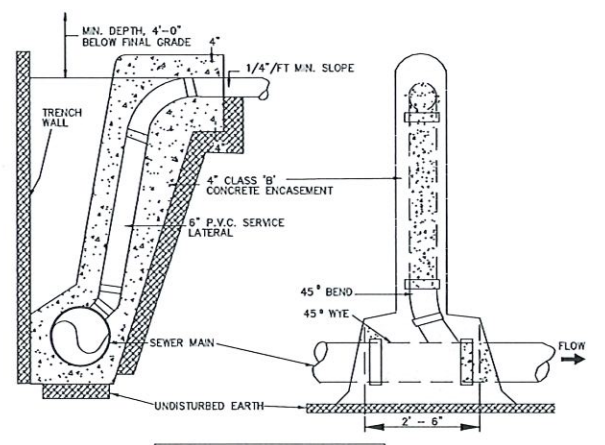


- TRENCH REPAIR NOTES:**
1. ALL WATERLINE PIPING SHALL CONSIST OF DUCTILE IRON PIPE.
 2. EXPOSED VERTICAL & HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408, SECT. 401.3(F).
 3. FULL DEPTH SAW CUT BACK OF EXISTING PAVEMENT.
 4. TACK COAT EDGES AND SURFACE BEFORE PLACING WEARING COURSE.
 5. JOINTS IN SURFACE SHALL BE SEALED (1\"/>



WATERLINE NOTES

1. WATERLINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BETHLEHEM STANDARDS AND PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS AS APPLICABLE.
2. WATERLINES SHALL BE CLASS 52 DUCTILE IRON PIPE OF THE SIZES INDICATED ON THE PLANS.
3. WATER SERVICES SHALL BE 8-INCH DUCTILE IRON PIPE WITH PLUGGED ENDS, UNLESS OTHERWISE NOTED.
4. PROVIDE 10-FOOT OF HORIZONTAL SEPARATION BETWEEN WATERLINES AND SANITARY SEWERS OR STORM SEWERS. WHERE A WATERLINE CROSSES A SANITARY OF STORM SEWER, PROVIDE A VERTICAL SEPARATION OF 18-INCHES BETWEEN THE PIPES AND CENTER A FULL LENGTH OF WATERLINE ACROSS THE SEWER LINE TO MAXIMIZE THE DISTANCE OF THE JOINTS FROM THE SEWER LINE.
5. ALL ELEVATIONS ARE BASED ON U.S.G.S. MEAN SEA LEVEL DATUM.
6. FIRE PROTECTION WATER SERVICE LATERALS SHALL BE 6\"/>

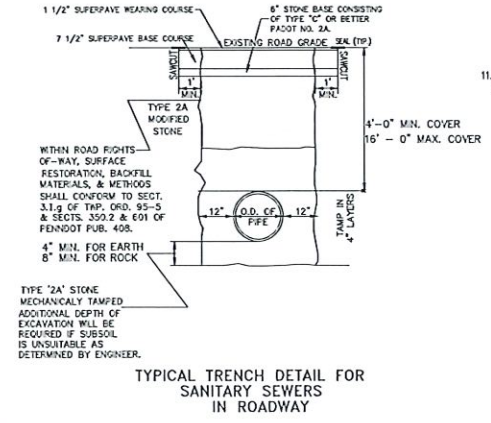


UTILITY NOTES

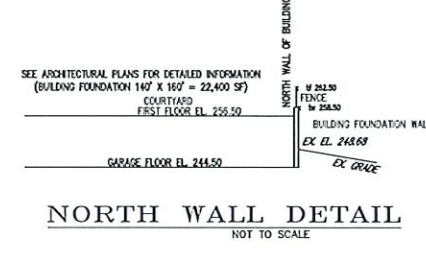
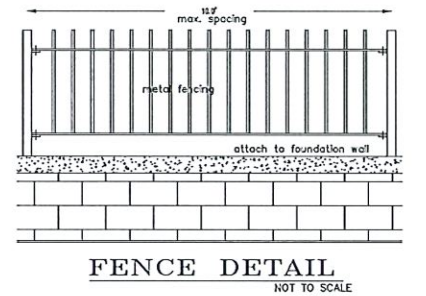
1. All water lines shall have a minimum 4' of cover.
2. All 8" & 12" water lines shall be ductile iron pipe Class 52 unless otherwise noted.
3. Domestic water service laterals shall be 2" K copper.
4. Fire protection water service laterals shall be 4" ductile iron pipe class 52.
5. In accordance with ACT #38 the contractor shall notify all utility companies prior to commencing with any construction activity on the site.
6. All apartment buildings shall be 8" PVC SDR-35.
7. All sanitary sewer mains shall be 8" PVC SDR-35.
8. All sanitary sewer service laterals shall be 8" PVC SDR-35.
9. Remote fire department connections shall be installed for each building. These connections shall be located within 250 feet of a fire hydrant and shall be located adjacent to the building water lateral.
10. Additional notes as follows:
 - A. Underground Detention: at the end of construction. The Contractor shall clean all accumulated sediment and silt from the detention areas at the end of the construction, and return the areas to their original design condition.
 - B. Maintenance Note: The maintenance of the storm water facilities, including the detention areas, shall be the owner's responsibility. The owner, 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.
 - C. As-Built Note: The developer shall ensure that current as-built records are maintained during construction. Upon completion of construction, Certified (i.e. P.E. Stamped) as-built drawings shall be submitted by the developer's engineers. These as-built drawings shall be found acceptable by the City Engineer prior to release of any remaining security.
11. Any change in the location of the Fire Department Connection must be approved by the City of Bethlehem Fire Department.

NOTES:

1. ALL SANITARY PIPING SHALL CONSIST OF SDR 35 PVC PIPE. EXCEPT ALL MAINS WITH A DEPTH IN EXCESS OF 15' SHALL BE SDR 26 PVC PIPE.
2. EXPOSED VERTICAL & HORIZONTAL SURFACES SHALL BE PREPARED AS PER PUB. 408, SECT. 401.3(F).
3. FULL DEPTH SAW CUT BACK OF EXISTING PAVEMENT.
4. TACK COAT EDGES AND SURFACE BEFORE PLACING WEARING COURSE.
5. JOINTS IN SURFACE SHALL BE SEALED (12" WIDE BM-1 OR A-1 SEAL).
6. ALL BACKFILL MATERIAL IS SUBJECT TO MUNICIPAL APPROVAL.

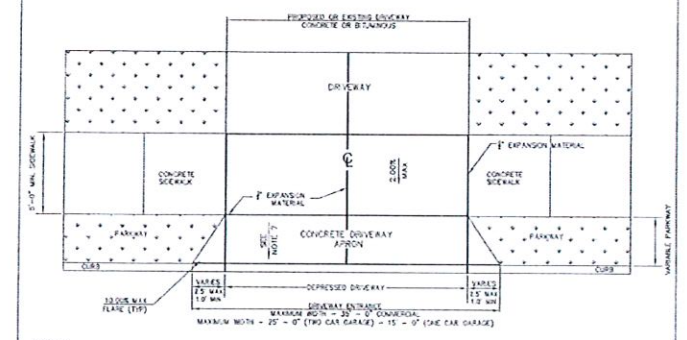
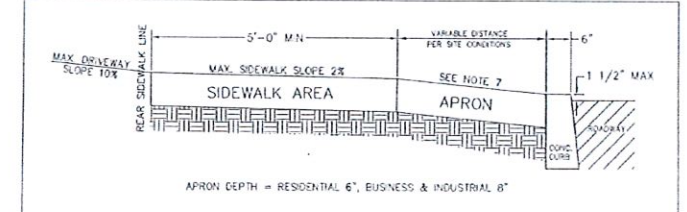


NOTES: WITHIN ALL STREET RIGHTS-OF-WAY, BACKFILLING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408, SECTION 601. UNDER THE PAVED PORTION OF ANY STREET BACKFILLING SHALL BE DONE WITH TYPE 2A STONE FOR THE FULL DEPTH OF THE EXCAVATION AND MEETING THE REQUIREMENTS OF PENNDOT PUB. 408, SECTION 350.2, UNLESS OTHERWISE SPECIFIED FOR THE BEDDING PORTION OF THE TRENCH.



SHEET INDEX

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NOTES:

1. No driveway allowed within 25 feet of the street line intersection.
2. An off street parking area shall be at least 9' wide by 19' deep on private property.
3. One driveway entrance allowed for each 100' feet of property frontage.
4. Maximum slope for driveway behind public right-of-way shall be 10%.
5. A monolithic driveway apron and curb may be permitted.
6. Changes to dimensional requirements may be considered in cases where obstructions or encroachments exist. Any exceptions must be approved by the City Engineer. Current ADA requirements must be met in all cases.
7. Desired 8% max allowable change in grade between road surface and driveway apron. 10% max grade for driveway apron.

NOTE: Whenever a curb, gutter and/or sidewalk is located in a Historic District, special requirements may apply.

**CITY OF BETHLEHEM, PA
BUREAU OF ENGINEERING
TYPE 1 DRIVEWAY
ENTRANCE AND APRON**

[Signature]
CITY ENGINEER

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESGEVILLE, PA 18333 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem, West Office: Allentown
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DETAIL SHEET FOR:
SOBE 117, INC.
117 E. 4TH STREET
CITY OF BETHLEHEM, PENNSYLVANIA
NORTHAMPTON COUNTY, PENNSYLVANIA

REVISIONS	DATE	BY
1	07/19/22	

DESIGNED BY:	DDH
DRAWN BY:	DDH
CHECKED BY:	ESS
DATE:	10/01/21
SCALE:	as noted
JOB NUMBER:	CA-17-085
SHEET:	7 OF 7