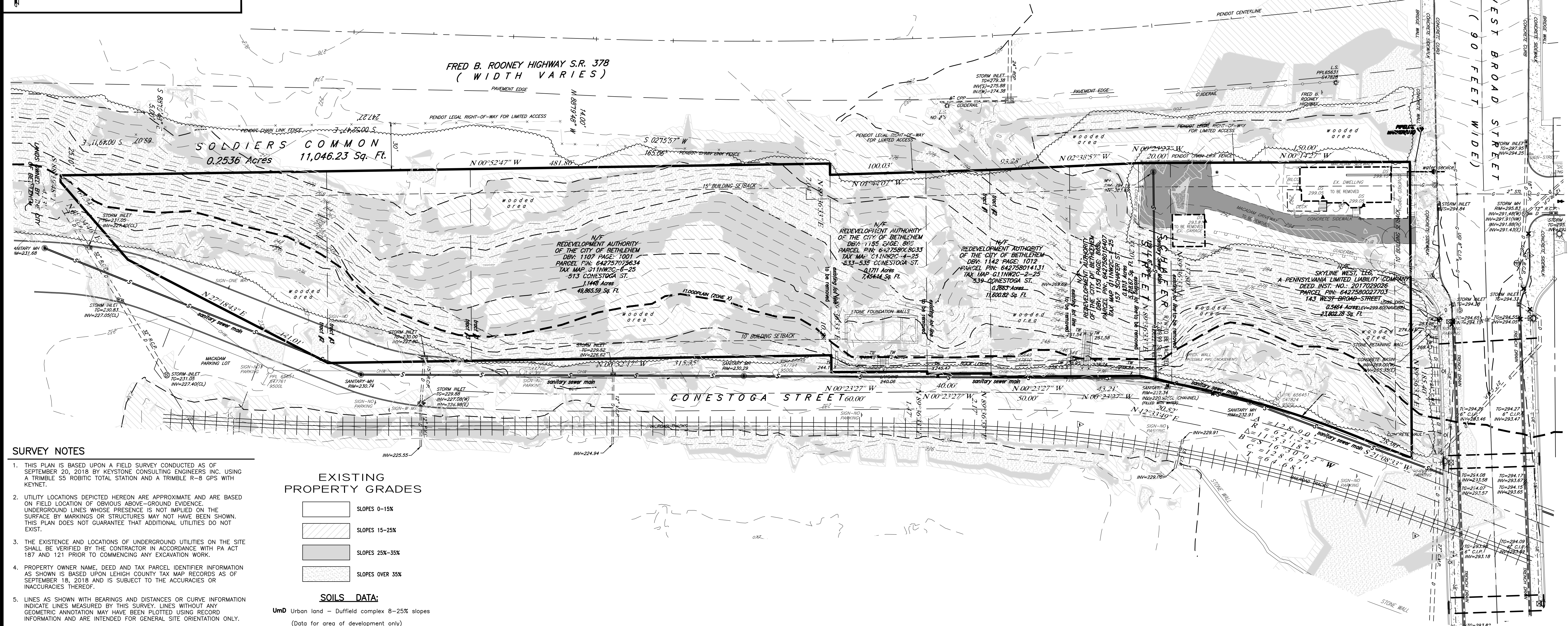


LOCATION MAP

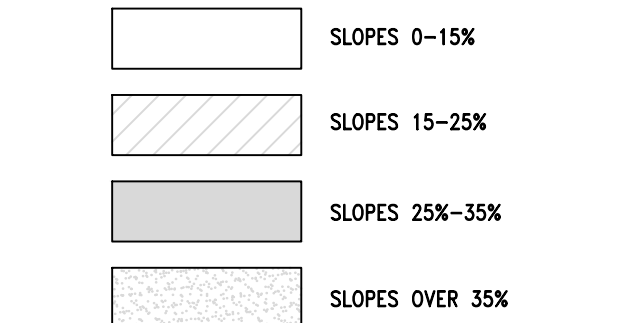
SCALE 1" = 1,000'
ALLENTOWN EAST PA. QUADRANGLE



SURVEY NOTES

- THIS PLAN IS BASED UPON A FIELD SURVEY CONDUCTED AS OF SEPTEMBER 20, 2018 BY KEYSTONE CONSULTING ENGINEERS INC. USING A TRIMBLE S5 ROBOTIC TOTAL STATION AND A TRIMBLE R-8 GPS WITH KEYNET.
- UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF OBVIOUS ABOVE-GROUND EVIDENCE. UNDERGROUND LINES WHOSE PRESENCE IS NOT IMPLIED 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 LEHIGH COUNTY TAX MAP RECORDS AS OF SEPTEMBER 18, 2018 AND IS SUBJECT TO THE ACCURACIES OR INACCURACIES THEREOF.
- LINES 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 KEYNET AND ARE ACCURATE WITHIN 0.15' OF USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
- PLAN REFERENCES: "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS FOR CONSTRUCTION OF LIMITED ACCESS HIGHWAY ROUT NO 1007 SECTION NO 1 IN LEHIGH AND NORTHAMPTON COUNTIES FROM STATION 0+25.70 TO STATION 171+02.71", SHEETS 1, 9, & 11, BY A.L. WIESENBERGER ASSOC. INC., APPROVED 12/16/65, LAST REVISED 6/28/67; "ASSESSMENT MAP SHOWING DEED AND OCCUPATION DISTANCES FOR THE CITY OF BETHLEHEM, PA. BUREAU OF ENGINEERING WARD 11 BLOCK 14", DATED 6/30/81; "ASSESSMENT MAP SHOWING DEED AND OCCUPATION DISTANCES FOR THE CITY OF BETHLEHEM, PA. BUREAU OF ENGINEERING WARD 11 BLOCK 1B, DATED 8/04/81
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS THEREFORE SUBJECT TO ANY EASEMENTS OR OTHER PERTINENT FACTS WHICH SUCH MIGHT DISCLOSE.
- THIS PROPERTY IS IN A 100 YEAR FLOODPLAIN AS PER FEMA FIRM MAP 42095C0307E, REVISED JULY 16, 2014.

EXISTING PROPERTY GRADES



SOILS DATA:

UmD Urban land - Duifield complex 8-25% slopes
(Data for area of development only)
(Data taken from USDA Web Soil Survey)

FLOOD PLAIN 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.

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 SUBDIVIDER 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 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.

FIRST AVENUE
(50 FEET WIDE)

FRED B. ROONEY HIGHWAY S.R. 378
(WIDTH VARIES)

SOLDIERS COMMON
0.2536 Acres
11,046.23 Sq. Ft.

N/E REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
DBA: 1155 PAGE: 805
PARCEL PIN: 642758018033
TAX MAP: 611N20C-4-25
831-531 CONESTOGA ST.
0.171 Acres
7,454.44 Sq. Ft.

N/E REDEVELOPMENT AUTHORITY OF THE CITY OF BETHLEHEM
DBA: 1142 PAGE: 1012
PARCEL PIN: 642758014131
TAX MAP: 611N20C-9-25
338-CONESTOGA ST.
0.2867 Acres
11,800.82 Sq. Ft.

SKYLINE WEST LLC
A PENNSYLVANIA LIMITED LIABILITY COMPANY
DEED INST. NO.: 2017029026
PARCEL PIN: 6427580027703
143 WEST BROAD STREET
0.564 Acres
23,802.78 Sq. Ft.

SHEET INDEX

PLAN TITLE	SHEET NUMBER
SITE ANALYSIS EXISTING RESOURCES MAP	1 OF 4
SITE PLAN	2 OF 4
GRADING & UTILITY PLAN	3 OF 4
BUILDING PLAN	4 OF 4



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

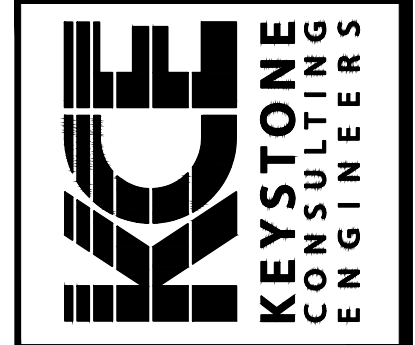
PENNSYLVANIA ONE CALL SYSTEM, INC.

In compliance with Act 38, it shall be the 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

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
▲	PERC HOLE	○	EX. SPOT ELEVATION
○	SOIL PROBE	○	EX. CONTOUR
□	CONCRETE MONUMENT	—	PROP. CONTOUR
○	IRON PIN	—	EX. WATER MAIN
○	RIP RAP	—	PROP. WATER MAIN
+	STOP SIGN	—	PROP. SAN. MAIN
+	STOP SIGN	—	EX. SAN. MAIN
+	POST	—	EX. FORCE MAIN
+	STREET ADDRESS	—	PROP. STORM PIPE
○	MANHOLE	—	EX. STORM PIPE
○	CATCH BASIN	—	TRELLISE
○	HEADWALL	—	HEDGE ROW
○	WETLAND MARKER	○	GUIDEWALL
○	SOILS TYPE	—	RR TRACK
○	UTILITY POLE	—	STONE WALL
○	LIGHT	—	RETAIN. WALL
○	VALVE/MISC-VAL	—	FENCE
○	PROP. FIRE HYDRANT	—	EXISTING RIGHT OF WAY
○	STOP SIGN	—	SOILS BOUNDARY
○	CATCH BASIN	—	ULTIMATE RIGHT OF WAY
○	HEADWALL	—	PROPERTY LINE
○	WETLAND MARKER	—	CENTERLINE
○	WETLAND MARKER	—	EASEMENT LINE
○	WETLAND MARKER	—	ADJACENT PROPERTY LINE
○	WETLAND MARKER	—	WATER LATERAL WITH METER PIT

NOTE: Slanted text represents existing features.

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
www.kceinc.com



SKYLINE WEST, LLC
143 WEST BROAD STREET
CITY OF BETHLEHEM
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS	DATE	BY

DESIGNED BY: KCE
DRAWN BY: DBH
CHECKED BY: DBH
DATE: 03/17/21
SCALE: 1"=30"
JOB NUMBER: CN-17-022
SHEET: 1 OF 4