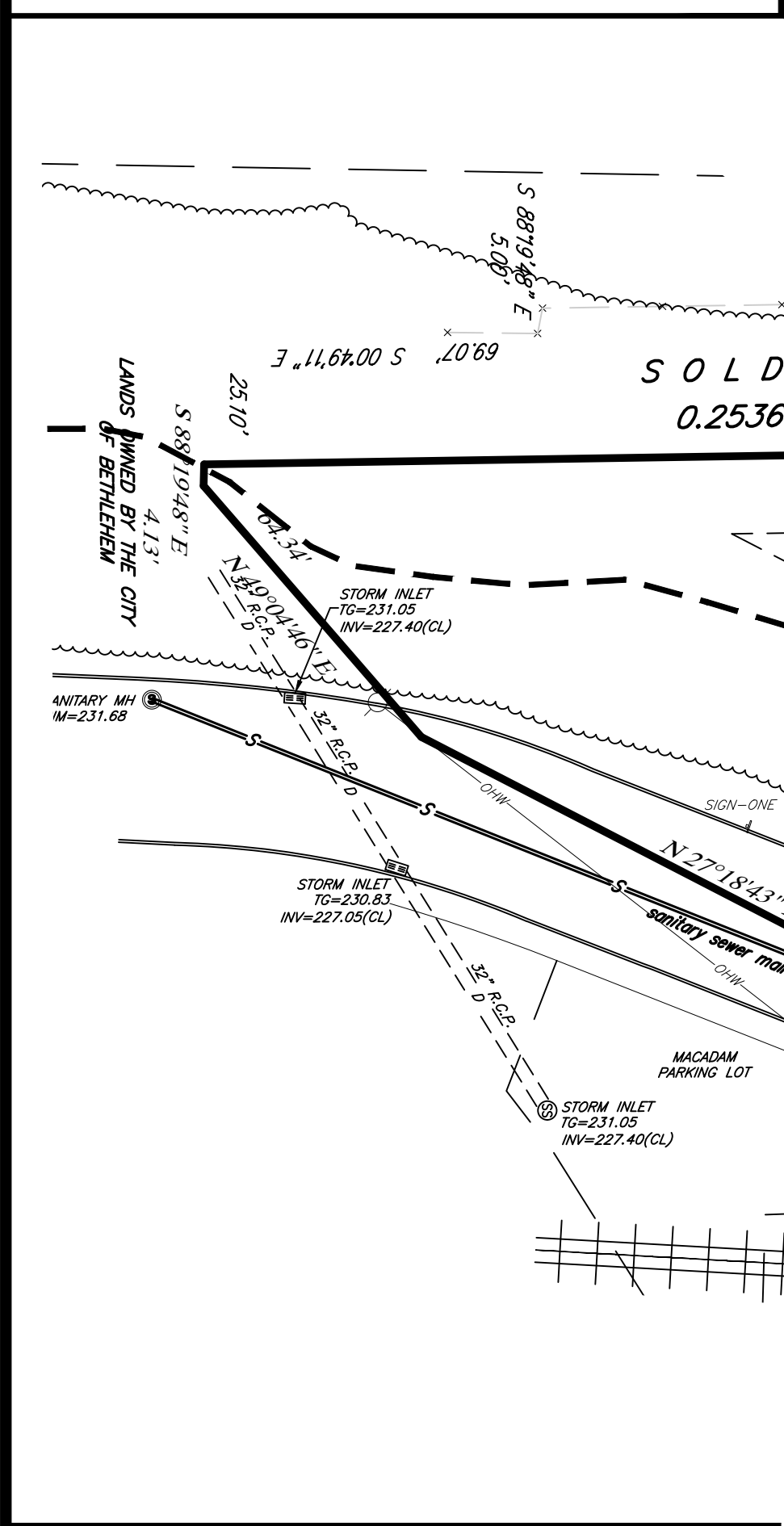


LOCATION MAP
SCALE 1" = 1,000'
BRODHEADSVILLE PA. QUADRANGLE



County LEHIGH Zoning CL - LIMITED COMMERCIAL
Ward _____ City Block _____
Scale 1" = 30'
Original Subdivision N/A
Plan Title LAND DEVELOPMENT PLAN FOR: SKYLINE WEST, LLC
Applicant SKYLINE WEST, LLC Phone 610-867-3900
Date of Plan 03/17/21 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 _____

- GENERAL NOTES**
- 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 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.
 - All public inlets should have inlet markers. The design of the inlets shall be approved by the City Engineer.
 - The drainage easement provides for the flow of stormwater across lots, and may not be altered without the written permission of the City Engineer. No obstructions such as planting berms or fences may be installed in the drainage easement areas without sufficient provision for the passage of stormwater, any such proposed provision shall be approved by the City Engineer.
 - REVISION NOTE - In order to maintain continuity between plan revisions, any changes to a previous plan submission shall be flagged with a triangle. Any changes not flagged may be considered not approved. Flagged changes shall be referenced to the appropriate date in the revision block.
 - ENGINEERING PERMITS NOTE - Prior to any work within the Right-of-Way, permits must be obtained from the City Engineering Office.
 - By submission of these plans the engineer on record certifies these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.
 - The drainage easement provides for the flow of stormwater across lots, and may not be altered without written permission of the City Engineer. No obstruction such as planting berms or fences may be installed in the drainage easement areas without sufficient provision for the passage of stormwater and any such proposed provision shall be approved in writing by the City Engineer.
 - Accurate as-built plans shall be kept up to date during the construction process. At the completion of the project record drawings shall be developed from the as-built plans and submitted to the City Engineer's Office. All final drawings shall show North American Datum (NAD) 1983 State Plane Coordinates in feet (Pennsylvania South, FIPS Zone 3102) and the digital file shall be in State Plane Coordinates as applicable. The hard copy of the record drawing shall be in the form of a Mylar copy. The engineer of record shall certify (i.e. P.E. stamped and signed) that the record drawings comply substantially with the approved plan and that they conform to industry standards. All digital files shall reside on PC compatible CD Rom containing the digital representation of the final plan as presented on the twenty-four (24) inch by thirty-six (36) inch sheets. The digital map shall be AutoCAD compatible. All layers included in the digital maps shall be the standardized layers prepared and utilized by the City of Bethlehem to ensure compatibility with the City's existing CAD standards and as described in Appendix A of the City's Subdivision and Land Development Ordinance.
 - All proposed handstop ramps shall have detectable warning devices per ADA and City requirements.
 - NPDES NOTE: By submission of these plans the engineer on record certifies that these plans are in complete conformance with the City of Bethlehem Storm Water Management Ordinance.

SANITARY SEWER CALCCS

- the proposed building will consist of 50 apartment units. 35 1 bedroom units and 15 2 bedroom units. City of Bethlehem sewage flows for 1 bedroom apartments is 150 gpd and 187.5 for 2 bedroom apartments. 35 * 150 = 5250 and 15 * 187.5 = 2812.50, total apartment flow is 8062.50 gpd.
- the developer will get credit for the existing sewage flows for 143 W. Broad Street. This flow should be verified by the City's Engineer.
- the developer will pay the required tapping fee.

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

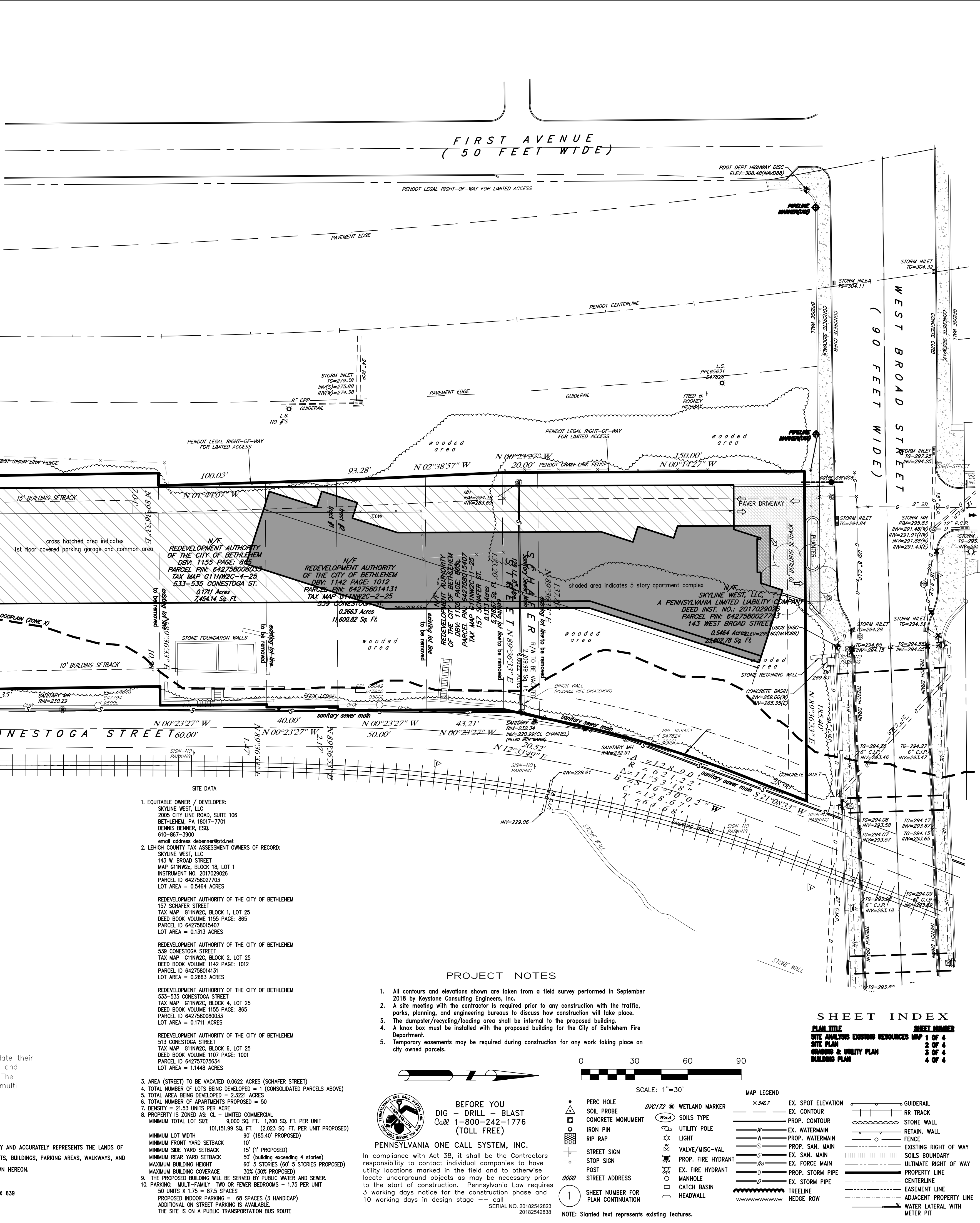
SKYLINE WEST, LLC
DENNIS E. BENNER, MANAGING PARTNER
Sworn and Subscribed before me this _____ day of _____, A.D. 20 _____
Notary Public
My Commission Expires: _____

STATEMENT OF INTENT
The intent of the equitable owner/developer to consolidate their lands with lands owned by the Redevelopment Authority and vacate Schofer Street (paper street) into one parcel. The existing structures on the parcel are to be razed. A multi story apartment complex with indoor parking garage is proposed.

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. SNYDER, P.E. 056671
863 INTERCHANGE ROAD, SUITE 101 P.O. BOX 639
KRESSVILLE, PA 18033
610-881-5233

PROJECT NOTES

- All contours and elevations shown are taken from a field survey performed in September 2018 by Keystone Consulting Engineers, Inc.
- 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.
- The dumpster/recycling/loading area shall be located to the proposed building.
- 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.



SHEET INDEX

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

MAP LEGEND

- PERC HOLE
- SOIL PROBE
- CONCRETE MONUMENT
- IRON PIN
- RIP RAP
- STREET SIGN
- STOP SIGN
- POST
- STREET ADDRESS
- WETLAND MARKER
- SOILS TYPE
- UTILITY POLE
- LIGHT
- VALVE/MISC-VAL
- PROP. FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- HEDGE ROW
- EX. SPOT ELEVATION
- EX. CONTOUR
- PROP. CONTOUR
- EX. WATERMAIN
- PROP. WATERMAIN
- PROP. SAN. MAIN
- EX. SAN. MAIN
- EX. FORCE MAIN
- PROP. STORM PIPE
- EX. STORM PIPE
- PRELINE
- HEDGE ROW
- GUBBERAIL OR TRUCK
- STONE WALL
- RETAIN WALL
- FENCE
- EXISTING RIGHT OF WAY
- SOILS BOUNDARY
- ULTIMATE RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- WATER LATER WITH METER PIT

REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
KCE	DBH	DBH	10/28/22

DATE: 03/17/21
SCALE: 1"=30'
JOB NUMBER: CN-17-022
SHEET: 2 OF 4

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
863 INTERCHANGE ROAD, SUITE 101, P.O. BOX 639
KRESSVILLE, PA 18333 PH: (610) 681-5233 FAX: (610) 681-5248
East Office: Bethlehem, West Office: Allentown
www.kceinc.com

KEYSTONE CONSULTING ENGINEERS

SITE PLAN FOR:
SKYLINE WEST, LLC
143 WEST BROAD STREET
CITY OF BETHLEHEM
LEHIGH COUNTY, PENNSYLVANIA